



पश्चिमबङ्ग पश्चिम बंगाल **WEST BENGAL** **TO WHOMSOEVER IT MAY CONCERN** **71/18** **AK 043984**

I, Sudip Prafulla Chakraborty son of late Prafulla Chakraborty, aged about 63 years, residing at 3E, Exotica Heights, 248, Garia Main Road, Mahamayatala, Kolkata – 700 084, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/Builder Buyer Agreement of our "Uttora Middle Zone – Phase M1" is in accordance to Annexure - A of the West Bengal Real Estate (Regulation and Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for Sale/ Builder Buyer Agreement presented by us violate the provisions of the Real Estate (Regulation and Development) Act, 2016 and the West Bengal Real Estate (Regulation and Development) Rules, 2021.
3. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation and Development) Act, 2016 and the West Bengal Real Estate (Regulation and Development) Rules, 2021, the provisions of the said Act and Rules shall prevail in those cases.
4. That this project is in the nature of Plots being developed in phased manner, some part of which namely roads, electrical line, water line, sewage line etc. are already developed, and the present phase is now being developed. The Agreement for Sale in respect of the present phase may contain such terms, which without violating the provisions of the Act and Rules stated above may be included to ensure that the rights of the allottees of the other phases are not violated.
5. That if any contradiction arises in the future the Deponent will be responsible for it.

Date: 27.07.2023
Place: Kolkata

ATTESTED

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700001

LUXMI PORTFOLIO LIMITED

Authorised Signatory

Deponent

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700 001

28 JUL 2023



No. 282
Name
Address

PAKTHA SARATHI CHOWDHURY
Aayakar Bhawan
F-7 Chowringhee Square
Kolkata-69

Date Licensed Stamp Vendor

24 JUL 2023

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