



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



5AC 257765

BEFORE THE NOTARY PUBLIC  
AT ALIPORE, KOLKATA-27

**AFFIDAVIT CUM DECLARATION**

(Order No 309-RERA, Dated 15.03.2023)

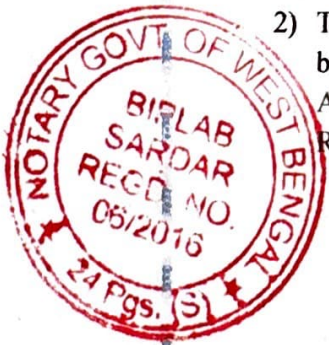
I, SRI. DEVENDRA ANCHALIA ( PAN No. ACLPA00348 ) ( Aadhaar No. 2909 5329 7346 ), son of Sri Navratnamal Anchalia, by religion Hindu, by occupation Business, residing at No. 20, Patheriaghat Street, Post Office : Beadon Street, Police Station : Jorabagan , Kolkata 700006, Directors of M/s. HIRASUGAN NIRMAN PRIVATE LIMITED Corporate Identity No. U70102WB2013PTC195357 of 2013/2014 ( PAN No. AADCH2189P ), ( DEVELOPER ) duly Authorized by the promoters of the Proposed Project do hereby solemnly declare, undertake and state as under:

- 1) That the Agreement for sale /Builder buyer agreement of our Project " **HIRASUGAN APARTMENT** " 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 presented by us violate the provisions of the real estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021.

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HIRA SUGAN NIRMAN PVT. L

*Devendra Ancharia*  
Authorized Signatory



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- 3) That if any Provision in agreement for sale is in contravention with the Real Estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021, the provisions of the said act & Rules shall prevail in those cases.
- 4) That if any contradiction arises in the future the Deponent will be responsible for it.



HIRA SUGAN NIRMAN PVT LTD.

*Deendra Ancharia*  
Authorized Signatory

Deponent

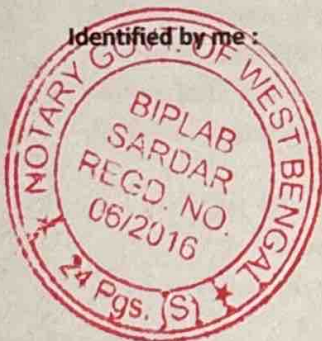
For HIRASUGAN NIRMAN PRIVATE LIMITED  
(Authorized Signatory)  
DEVENDRA ANCHALIA  
(DIRECTOR)

VERIFICATION

The content of my above Affidavit cum Declaration is true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 22<sup>nd</sup> Day of Dec, 2025

Identified by me:



HIRA SUGAN NIRMAN PVT LI

*Deendra Ancharia*  
Authorized Signatory

Deponent

For HIRASUGAN NIRMAN PRIVATE LIMITED  
(Authorized Signatory)  
DEVENDRA ANCHALIA  
(DIRECTOR)

Solemnly Affirmed & Declarad  
before me on Identification

*Biplab Sardar*  
BIPLAB SARDAR,  
NOTARY  
Regd. No 06/2016  
Govt. Of W. Bengal

IDENTIFIED BY ME

*Nabakumar Mukherjee*  
Advocate  
NABAKUMAR MUKHERJEE  
Advocate  
Alipore Criminal Court  
Kolkata- 700027  
Enrl. No.- WB / 2037 / 1999

22 DEC 2025