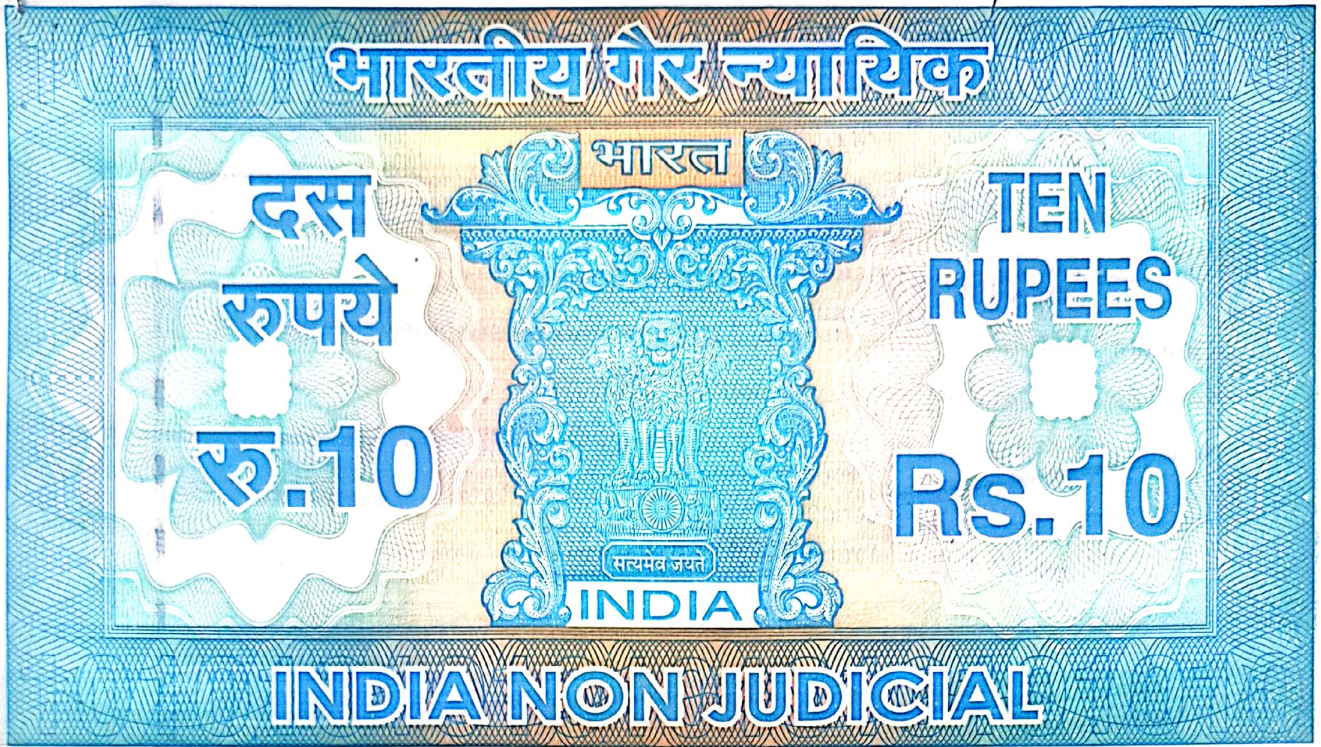


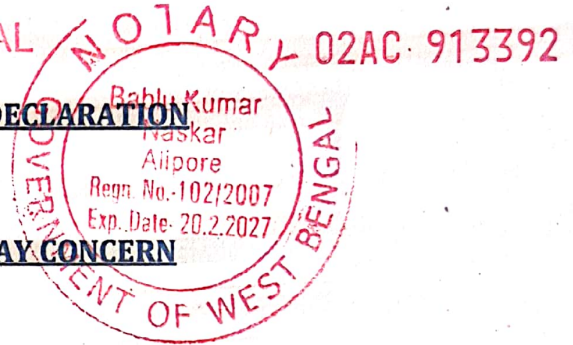
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AGREEMENT FOR SALE DECLARATION

TO WHOMSOEVER IT MAY CONCERN



I Sudip Kumar Mandal S/o Samir Kumar Mandal PAN NO AKNPM2537P aged about age 46 R/o B/35 Ganganagar Kolkata 700099 P.S Purba Jadavpur PS Ward no 109 duly promoter of the proposed project "Binayak Cosmos II" situated at premises no 3031 Nayabad Nayabad Kolkata – 700099, KMC Ward no 109, P.S – Purba Jadavpur, District – south 24 parganas, do hereby solemnly declare, undertake and state as under :

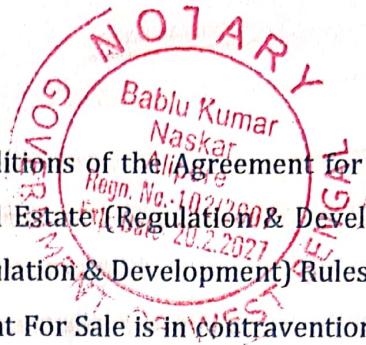
1. That the Agreement for sale/Builder buyer agreement of my Project Binayak Cosmos II situated at premises no 3031 Nayabad Kolkata 700099 P.S Purba Jadavpur, Ward No 109 is in accordance to Annexure -A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.



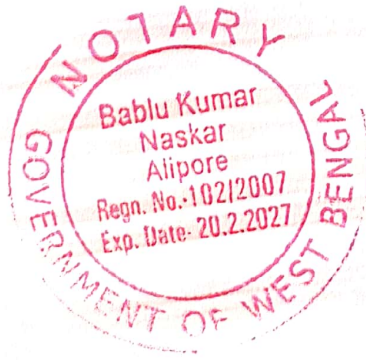
05 JAN 2026



2. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules 2021.
3. That if any provision in Agreement For Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & 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.



BINAYAK GROUPS
Sudip Kumar Mandal
 Proprietor
 Deponent



Solemnly Affirmed & Declared
 Before me on identification

B. K. Naskar
 B. K. NASKAR, Notary
 Alipore Police Court, Kol-27
 Regn. No. 102/2007
 Govt of West Bengal

Identified by me
Amitaona Ray
 Amitaona Ray
 Magistrate Alipore Court (WB)

05 JAN 2026