



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL Bablu Kumar Naskar Alipore Regn. No.-102/2007 Exp. Date- 20.2.2027 15AC 167438

COMMON AREA DECLARATION

TO WHOM IT MAY CONCERN

I, Sudip Kumar Mandal, (PAN AKNPM2537P) son of Samir Kumar Mandal by faith- Hindu, by Occupation – Business, by Nationality and Citizenship – Indian, residing at B/35 Ganga nagar, Kolkata – 700099 P.S – Purba Jadavpur, ward no – 109, being the Proprietor of Binayak Groups, having a registered office at B/35 Ganga nagar, Kolkata – 700099 P.S – Purba Jadavpur, ward no – 109, do hereby solemnly affirm and say as follows;-

1. That I am Citizen of India and residing permanently at the address mentioned herein above.



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2. That I undertake that I shall abide by all the Rules and Regulations/Provisions contained in section 17 of the Real Estate (Regulation & development Act, 2016 read with Clause(n) of section 2 relating to common area.
3. That the Common area of the Project naming, "Binayak Cosmos II" situated at premises no 3031 Nayabad Kolkata – 700099, KMC Ward no 109, P.S – Panchasayar, District – south 24 parganas, shall never be used in any manner at any point of time by the Developer.
4. That the Common areas as defined in section 2(n) of the Act shall always be free for use of the Flat owners of the Projects and no construction and/or any kind of obstruction shall be made on common areas.

BINAYAK GROUPS

Sudip Kumar Mondal

Proprietor

Deponent

Binayak Groups

Date:- 30.12.2025

Place :- Kolkata



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
Advocate Alipore Court (WB)

05 JAN 2026

