



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

24AC 950307

AFFIDAVIT

(Regarding Clarification and Payment of Differential RERA Fees)

I, Indranil Mukherjee, Proprietor of IM Creations, having my office at Kolkata, West Bengal, do hereby solemnly affirm and state as follows:

1. That I am the Proprietor of IM Creations and am fully competent and authorized to swear this affidavit on behalf of the said concern.
2. That our real estate project named "SONAJHURI", bearing Application No. WBRERA/NPR-005301, was submitted before the West Bengal Real Estate Regulatory Authority (WB RERA).
3. That during the initial registration process, the project was inadvertently registered as a purely residential project, whereas the project actually consists of both residential and commercial components.
4. That as per the revised calculation, the carpet area of the project is as follows:

Total Carpet Area

524.829 Sq. M.

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

IM Creations
Indranil Mukherjee
Proprietor

18 JUN 2026

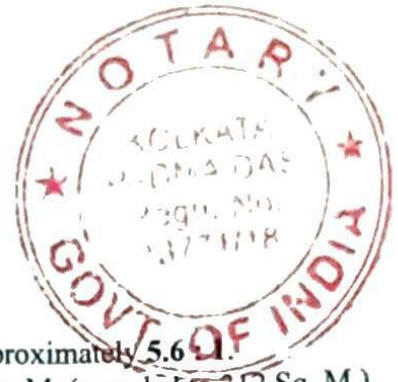
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Residential Carpet Area

445.334 Sq. M.

Commercial Carpet Area

79.495 Sq. M.



5. That the ratio of Residential: Commercial carpet area is approximately 5.6:1.
6. That based on the aforesaid ratio, the land area of 312.27 Sq. M. (rounded to 312 Sq. M.) has been apportioned as follows:

Residential Portion

264.73 Sq. M. (rounded to 265 Sq. M.)

Commercial Portion

47.27 Sq. M. (rounded to 48 Sq. M.)

7. That accordingly, the revised WB RERA fee has been calculated as under:

For Residential land area RERA fees payable : 265 Sq. M. $\times$ ₹10 = **₹2650.00**

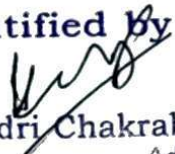
For Commercial land area RERA fees payable : 48 Sq. M. $\times$ ₹50 = **₹2400.00**

Total RERA Fees Payable

₹5,050.00

8. That an amount of ₹3,120.00 has already been paid at the time of initial registration.
9. That therefore, the balance differential amount payable is ₹1,930.00 (₹5,050.00 – ₹3,120.00), That the balance differential RERA fee amount of ₹1,930/- was duly submitted on 04.04.2026 along with the relevant payment receipts before the Hon'ble Authority
10. That it is hereby confirmed that the project includes a mercantile/commercial space at the ground floor level. As per the observation of the Hon'ble Authority, the mercantile area has been considered as 85.10 Sq. M., whereas the proposed commercial built-up area of the project is 84.435 Sq. M. and the corresponding carpet area is 79.495 Sq. M. Since the area of construction has been considered on the basis of the built-up area, the difference between the area observed by the Authority and the proposed built-up area is only 0.665 Sq. M. (85.10 Sq. M. – 84.435 Sq. M.), which is less than 1.00 Sq. M. Such minor variation is attributable to normal construction and measurement considerations and may kindly be treated as negligible
11. That the statements made hereinabove are true and correct to my knowledge and belief, and nothing material has been concealed there from.

Identified by me


Himadri Chakraborty
Advocate

CMJM Court, Kolkata
Enrolment No. WB/154-A/1991

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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION


PADMA DAS
NOTARY

IM Creations

Proprietor