

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

92AB 904749



BEFORE THE LD NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION

Solemnly Aff. rec. & Declared
before me on Identification

10/01/2025
Pashupati Shah
Advocate, Siliguri

AFFIDAVIT CUM DECLARATION

I, **SRI NITESH KHARGA S/o SRI SANTOSH KHARGA** aged about **33 YEARS**, R/o **Upper Bhanu Nagar, 2nd Mile, Sevoke Road, Siliguri, Dist: Jalpaiguri, Pin:734001**, duly authorized by **GANPATI CONSTRUCTION** (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 Project **COSMIC ORB** is in accordance to Annexure -A of the West Bengal Real Estate (Regulation & Development) Rules,2021.
2. That none of the terms and condition of the Agreement of Sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in this Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021, the provision 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.



SRI NITESH KHARGA

GANAPATI CONSTRUCTION

[Signature]
09/01/25
PARTNER
Deponent

VERIFICATION:

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

SRI NITESH KHARGA

GANAPATI CONSTRUCTION

[Signature]
09/01/25
PARTNER
Deponent

[Handwritten notes in red ink:]
Solemnly affirmed before me
Nitesh Kharga
S/o Santosh Kharga
Certified by N. Thakur (Adv)
on this the 10th day of June 2025

[Handwritten notes in red ink:]
Solemnly Affirmed & Declared
Before me in Identification

[Handwritten notes in green ink:]
10/01/2025
Pashupati Shari
NOTARY PUBLIC, SILIGURI

[Signature]
09/01/2025

Verified by Me
Advocate



ADITYA THAKUR
B. COM-LLB, LLM
SILIGURI
Regn. No. F/358/251/2023