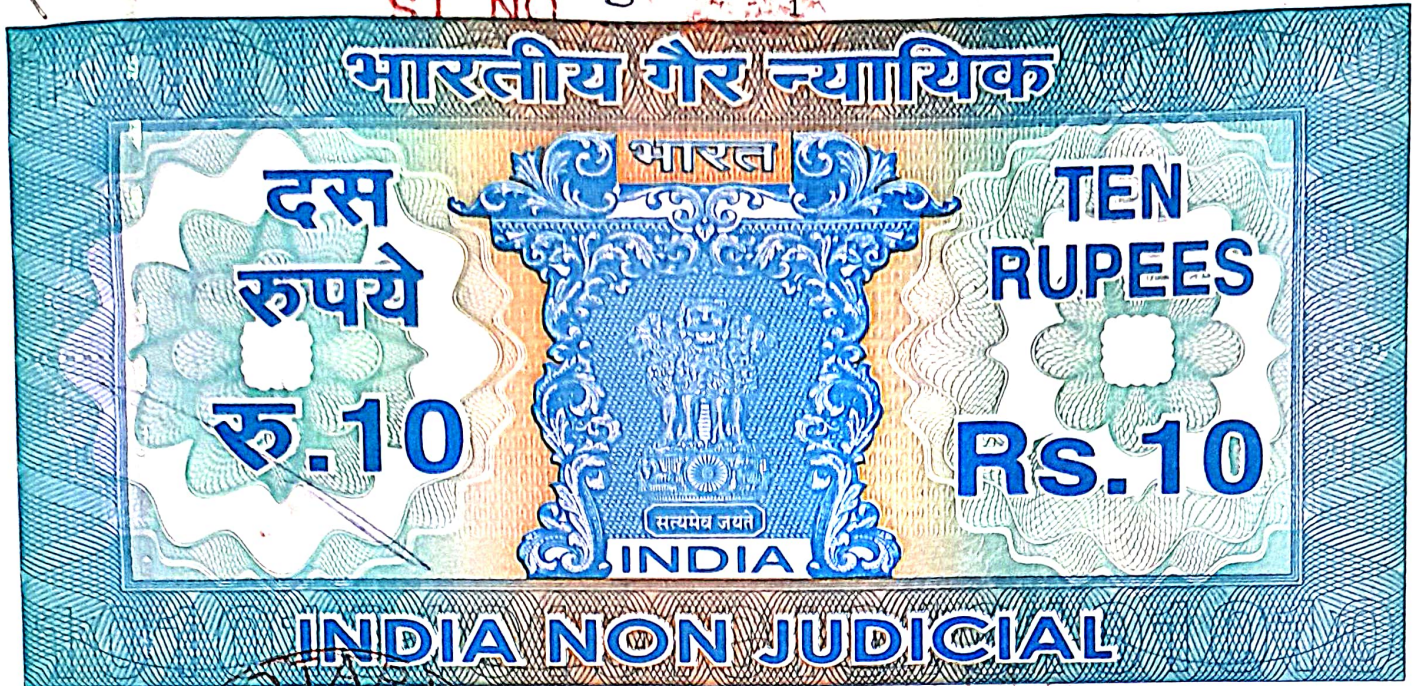
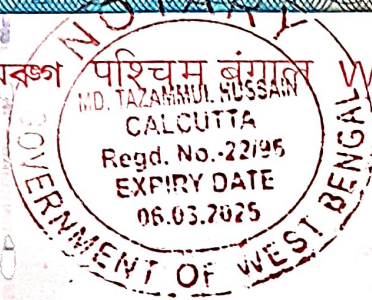


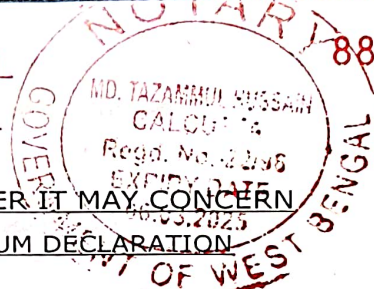
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WEST BENGAL



88AB 776534

TO WHOMSOEVER IT MAY CONCERN
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SRI BIPLAB KAR**, (PAN: ANVPK1646A), sole Proprietor of **SWAPNONEER DEVELOPER**, a Proprietorship firm, having its office at 483, Sahid Nani Saha Sarani, Basudeb Nagar, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, promoter of the proposed project 'SWAPNO VILLA' in respect of land measuring 8 (eight) Kathas be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, corresponding to R.S. and L.R. Dag Nos. 2869/3800, 2869/3801, 2870, 2871, 2871/3802, 2871/3803, under R.S. Khatian Nos. 2523, 2522 and 2715, and L.R. Khatian Nos. 1383, 21/34, 2137, 1384, 2137, Holding No. 44, under Ward No. 26, at Kali Temple Road, within North Dum Dum Municipality, Police Station Nimta, Kolkata - 700049, District North 24-Parganas WB, India.

I, Sri Biplab Kar, Sole Proprietor of partner of "**SWAPNONEER DEVELOPER**" promoter of the proposed project '**SWAPNO VILLA**' at Kali Temple Road, within North Dum Dum Municipality, Police Station Nimta, Kolkata - 700049, District North 24-Parganas WB, India, do hereby solemnly declare, undertake and state as under:

Biplab Kar

467336

~~A. Ray Chaudhary~~
1st Floor, 1st Floor

NAME.....
ADD.....
RS.....
24 NOV 2023
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

24 NOV 2023

24 NOV 2023

1. That the Agreement for Sale/Bullder Buyer Agreement of my Project is in accordance to Annexure - A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for Sale presented by me 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 & 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.

Solemnly affirmed and declared
before me on Identification

MD. T. HUSSAIN Notary
City Civil Court
Kolkata
Regd. No. 22/95, Govt. of W.B.

23 DEC 2024

Biplab Kar
Deponent

IDENTIFIED BY ME

Pradip Kar
ADVOCATE
24 WB/643/1979

VERIFICATION

I, **SRI BIPLAB KAR**, son of Sri Benoy Krishna Kar, by faith Hindu, Citizen of India, by occupation business, residing at Majherhati Road, Basudeb Nagar, Post Office Nimta, Police Station Nimta, Kolkata - 700049, District North 24-Parganas, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 23rd day of December, 2024.

Biplab Kar
Deponent

