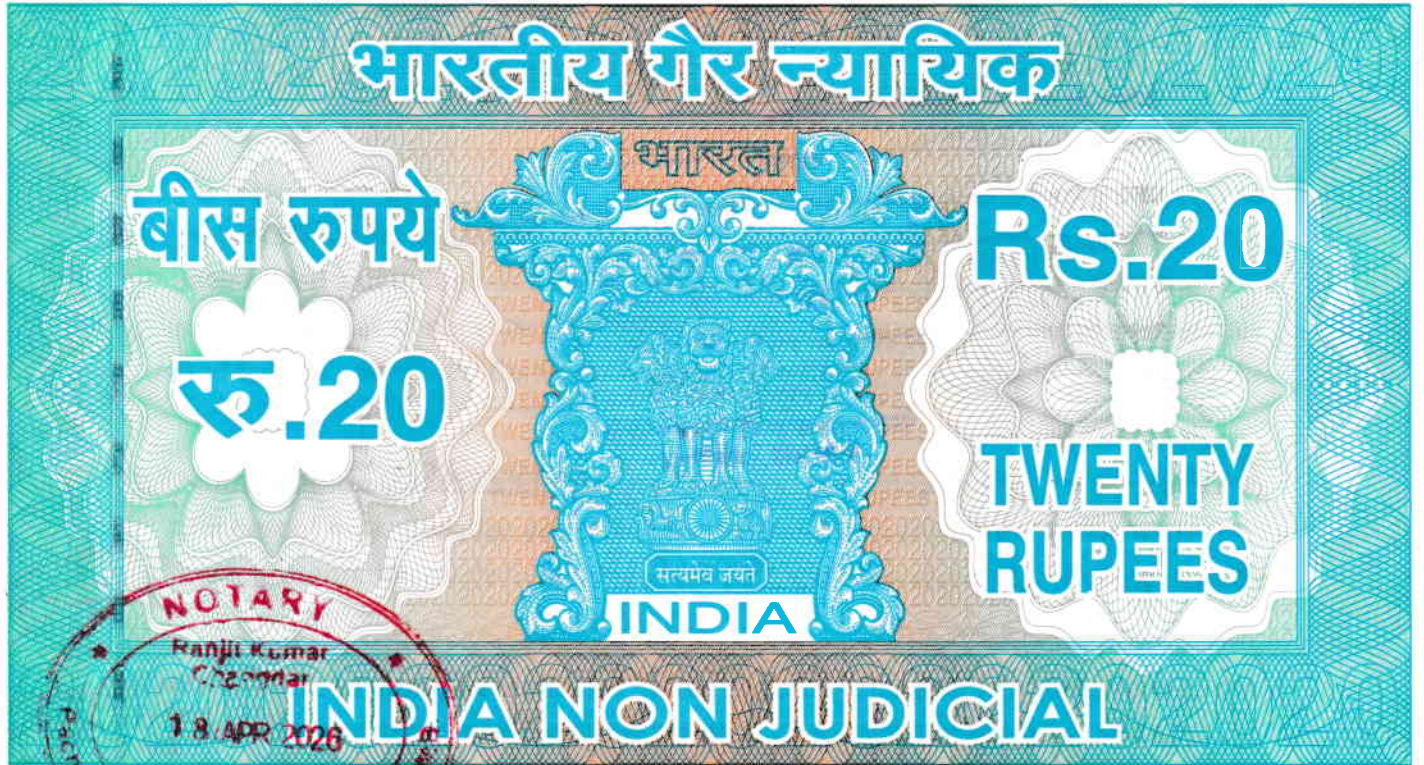




WEST BENGAL

41AA 469676

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ankur Lodha, promoter of the proposed project SHIVANSHI APARTMENT at Sepoy Bazar, Ward No-3, Midnapore Municipality, P.S.-Kotwali, PO-Midnapore, District- West Midnapore, West Bengal- 721101, duly authorized by the promoter of the proposed project vide its/his/their authorization dated 18.04.2026:

I am fully aware of the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act"), which have come into force in West Bengal. The Act aims to regulate the real estate sector and promote transparency, accountability, and efficiency in real estate projects.

2. I acknowledge that the term "Common Area" has been defined under Clause (n) of Section 2 of the Act, which specifies the areas within the real estate project that are designated for common use by allottees.
3. In accordance with the power granted to the Authority under Section 37 of the Act to issue directions, I hereby affirm that, while applying for the registration of [SHIVANSHI APARTMENT], I will abide by the provisions contained in Section 17 of the Act, read with Clause (n) of Section 2, pertaining to the "Common Area".

RANJIT KUMAR CHANGDAK
Notary Regd. No.- 111/02 (W.B.)
Sadar Sub-Divn.
Dist - Paschim Medinipur

Ankur Lodha

[illegible]

4. I understand that the Common Area within the real estate project must be maintained and utilized as per the requirements and guidelines set forth in the Act. I will ensure that all necessary measures are taken to provide the requisite amenities and facilities within the Common Area, thereby fulfilling the obligations towards the allottees.
5. I further affirm that the information provided in this affidavit is true and accurate to the best of my knowledge and belief. I understand that any false statement or misrepresentation made herein may result in legal consequences, including penalties and legal action.
6. I undertake to promptly notify the Authority of any changes or modifications to the Common Area or any non-compliance with the provisions of the Act, and I will cooperate fully with the Authority in any inspection or audit conducted in relation to the same.



Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Midnapore on this 18th day of April, 2026.

Affidavit No. R.C. 8462, 18 APR 2026
Solemnly Affirmed & Declared Before me
by A. L. Chatterjee
who is duly identified
by R. Chatterjee
Advocate / Law Clerk

RANJIT KUMAR CHAUDHARY
Notary Regd. No - 111/02 (W.B.)
Sadar Sub-Divn., Dist. - Paschim Medinipur

1804/2026

[Signature]

Deponent

[Signature]
Kul Chatterjee
AS