SL. No. 11335 Dated 1918125



BEFORE THE ROTARD BUBLL STIME WEST BENGAL
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

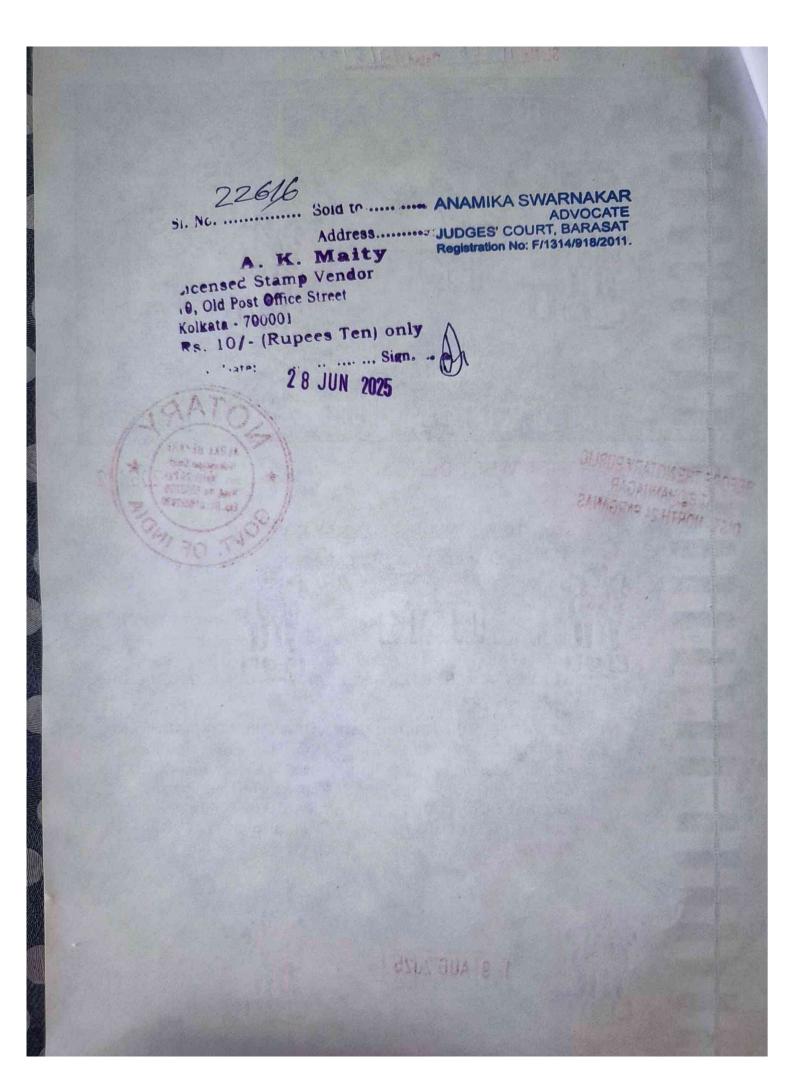
TO WHOMSOEVER IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 'OM SAI CONSTRUCTION' [PAN. AAHF09577B], Developer & Promoter of the proposed project named 'FORTUNE PLAZA' represented by its Partner SWAPAN MUKHERJEE [PAN. AEWPM8694J] [AADHAAR 965062560347].

I, SWAPAN MUKHERJEE [PAN. AEWPM8694J] [AADHAAR 965062560347], son of Late Sudhin Mukherjee, residing at Swasti Apartment (Pubali), I/H-15A, Aswini Nagar, P.O.-Aswini Nagar, P.S.- Baguiati, Kolkata-700159, Partner of 'OM SAI CONSTRUCTION' [PAN. AAHF09577B], promoter and partner of the proposed project named 'FORTUNE PLAZA' do hereby solemnly declare, undertake and state as under:

1 9 AUG 2025



- 1. That the Agreement for Sale/Builder Buyer Agreement of our Project 'FORTUNE PLAZA' 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 us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.

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Bidhamagar Court
Dist. North 24 Pps.
Rope, Ro. 53927/25
Exa. Dt.: 01/05/2030
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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.

OM SAI CONSTRUCTION

Surfan Deponent

Managing Partner

## Verification

I, SWAPAN MUKHERJEE [PAN. AEWPM8694J] [AADHAAR 965062560347], son of Late Sudhin Mukherjee, residing at Swasti Apartment, Pubali, I/H-15A, Aswini Nagar, P.O.-Aswini Nagar, P.S.-Baguiati, Kolkata-700159, , do solemnly affirm that the contents of my Solemnly Affirmed & Dabbaye Affidavit cum Declaration are true and correct and nothing before me on identification as been concealed by me therefrom. Signed before me

Verified by me at Kolkata on this ......day of ......, 2025

\* NOTARY \*
GOVT. OF INDIA
Regd. No. 53927/25
Bidhannagar Court
Dist. - North 24 Pas

1 9 AUG 2025

ANAMIKA SWARNAKAR ADVOCATE ADVOCATE ADVOCATE ADVOCATE ADVOCATE