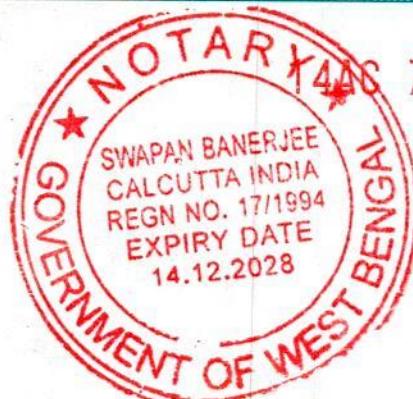


L. NO....

भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পাসিন্দা ব্যাল নং 7416 742146
WEST BENGAL



AFFIDAVIT CUM DECLARATION

I, Pankaj Poddar, son of Shiv Kumar Poddar, by Faith Hindu by Occupation Business, By Nationality Indian, residing at N-5, CL-8, Salt Lake Sector III, Bidhannagar (M), Post Office- Purbachal, Police Station- Bidhannagar (South), Kolkata- 700097, District- South 24 Parganas, West Bengal being the Partner and an authorized signatory of **TRUSTWORTHY NIRMAN LLP**, (PAN: AAQFT0426P), a Limited Liability Partnership Act, 2008 having LLPIN:- AAR-9905, Registered office at 19/1, Camac Street, 2nd Floor, Post Office- Parkstreet, Police Station- Shakespeare Sarani, Kolkata- 700017 do hear by solemnly declare undertake and state as under:

TRUSTWORTHY NIRMAN LLP
Pankaj Poddar
Designated Partner

1. That the agreement for sale/Builder buyer agreement of our project "THE EDGE" lying and situated at Municipal Holding No. 121, S.N. Ghosh Avenue, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, District- South 24 Parganas, West Bengal 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 Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provisions 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. The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom The above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything found wrong, I shall remain guilty for the same.

Verified by me at Kolkata on this
Day of December, 2025

TRUSTWORTHY NIRMAN LLP
Panicos Poddel
Designated Partner

Deponent



Identified By Me

Swapan Banerjee

Advocate

Enrolment No. FIR19012005/19

Swapan Banerjee
Solemnly affirmed and declared
before me on identification.

Swapan Banerjee
1. Banerjee, Notary, Calcutta, India
Govt. of W.B. Regn. No. 17/1994
City Civil Court, Bar Association
(2nd Floor), Calcutta-700 001

22 JAN 2026