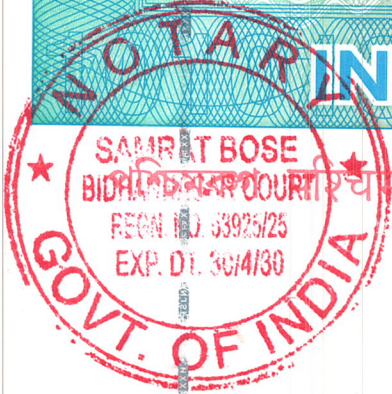
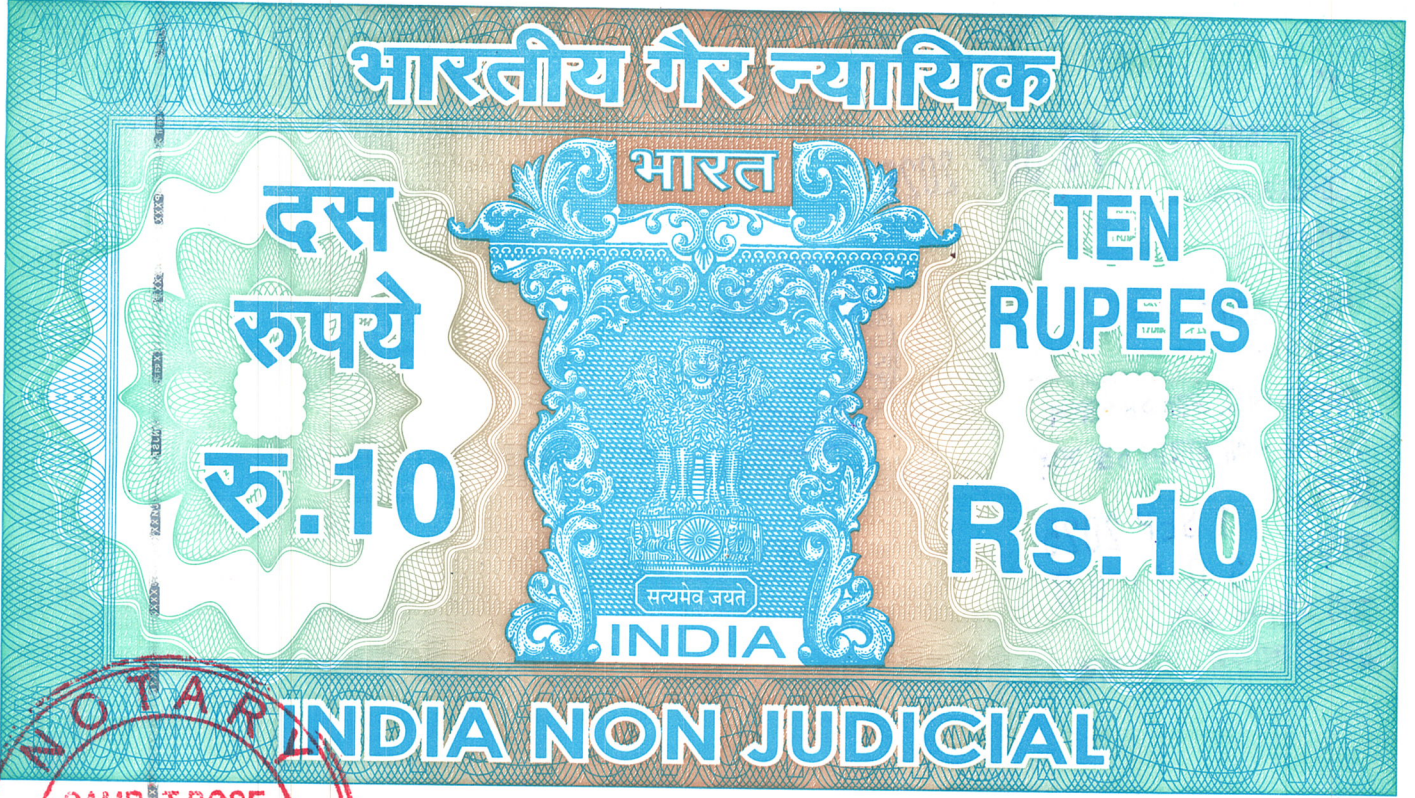


SL. NO. 769.....DT. 26.



INDIA NON JUDICIAL

रथम बंगाल WEST BENGAL

08AC 773553

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

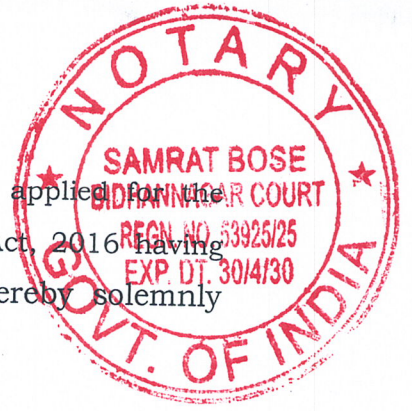
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SRI NILESH KUMAR ROHRA** (PAN : ARUPR3837P), son of Sri Ashok Kumar Rohra, by nationality Indian, by faith – Hindu, residing at 73, Bangur Avenue, Block 'C', P.O. Bangur, P.S. Laketown, Kolkata – 700 055, as

SAMRAT BOSE
NOTARY GOVT. OF INDIA
Regn. No. 53925/25
Bidhannagar Court
Mayukh Bhawan, Sector I
Salt Lake City, Kolkata 700091 (W.B.)

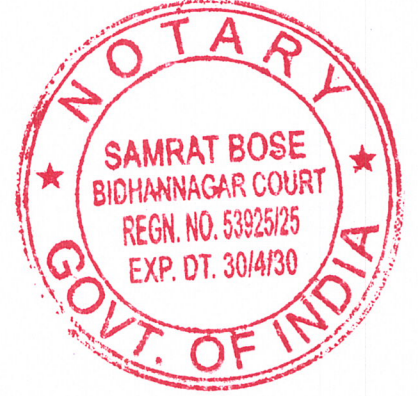
06 FEB 2026

the director of the proposed project "DEVI ALAKNANDA", had applied for the registration under Real Estate (Regulation and Development) Act, 2016 having application No. WBRERA/NPR/004648 dated 24.09.2025 do hereby solemnly declare undertake and state as under ;



1. That the above said project "DEVI ALAKNANDA" is consisting of several residential and commercial units as per sanctioned building plan issued by the competent authority.
2. That at the time of the application due to an inadvertent mistake I wrongfully selected the options of RESIDENTIAL and LAND in the server application instead of RESIDENTIAL and COMMERCIAL.
3. That in the said submitted sanctioned plan it is clearly showing that there is no option and/or scope to sale out any plot of lands. The entire sanctioned plan specifically mentioned that this project consisting of several residential and commercial units.
4. That due to such inadvertent mistakes the application amount was also raised a huge amount of Rs. 2,65,440-00 (Rupees Two lacs sixty-five thousand four hundred and forty only) which we had already paid. The Fees acknowledgement sheet is annex herewith for your kind perusal.
5. The respective calculation sheet as stated herein below is also annexed herewith

06 FEB 2026



DEVI REALTORS PVT. LTD.

CALCULATION SHEET

Area of Land developed for residential purpose : 6544 Sq. Mt.

Area of Land developed for commercial purpose : 92 Sq. Mt.

Total area of land developed : 6636 Sq. Mt.

Residential built-up area : 11423 Sq. Mt.

Residential carpet area : 9948 Sq. Mt.

Commercial built-up area : 110Sq.Mt.

Commercial carpet area : 92 Sq. Mt.

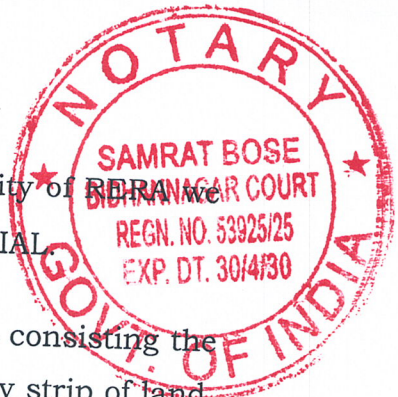
Due to inadvertent mistake residential area and commercial area not mentioned in the application.

Government duty paid in the basis of total area of land developed by the developer 6636 Sq. Mt. i.e; Rs. 2,65,440.00 (Rupees Two Lacs sixty five thousand four hundred and forty) only.

- i. Commercial Area 92 Sq. Mt. rate Rs. 50.00 per Sq. Mt.
In total 92 Sq. Mt. X Rs. 50.00 = Rs. 4,600.00
- ii. Residential Area 6544 Sq. Mt. rate Rs. 20.00 per Sq. Mt.
In total 6544 Sq. Mt. X Rs. 20.00 = Rs. 1,30,880.00

Total payable Rs. 4,600.00 + Rs. 1,30,880.00 = Rs. 1,35,480.00

06 FEB 2026



6. That upon getting permission from the Competent Authority of Bidhannagar Court we will select the correct option of RESIDENTIAL and COMMERCIAL.

7. That I do hereby affirm and state that the said project has consisting the entire plot of land and there has no scope to sold out even any strip of land, it's purely a project for the construction of buildings consisting of Residential and commercial units.

8. That I do hereby affirm and state that the said project is not for the selling of plot of lands it's only for the selling of Residential and commercial units to the intending purchasers.

9. That I am an Indian national.

That above said statements are true to my knowledge and best of my belief.

DEVI REALTORS DEVELOPERS PVT. LTD.

DEPONENT

[Handwritten Signature]

DIRECTOR

IDENTIFIED BY ME

Mansoj Bose
Advocate

Enrollment No. F-247/2006

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