



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

31AA 621928



REG. NO. 500FB  
DATE 17 OCT 2023

BEFORE THE NOTARY PUBLIC  
BARASAT, NORTH 24 PARGANAS

### Affidavit cum Declaration

[Order No. 146 RERA/L-01/2023, dated 03-02-2023]

Affidavit cum Declaration of Mr. Sunil Kumar Loharuka (Name), duly authorized by the promoter of the proposed project "URBAN VISTA Phase - II", vides his authorization dated 07/04/2023.

Mr. Sunil Kumar Loharuka duly authorized by the promoter of the proposed project "URBAN VISTA Phase - II", do hereby solemnly affirm, declare, undertake and state as under:

The promoter will be abide by the provision contained in Section 17 of the Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to Common Area.

#### 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 Kolkata, on this 17th Day of October, 2023

AJNA COMMERCIAL PVT. LTD.

solemnly affirmed on 17/10/23  
by the party being duly identified by  
Advocate .....  
This document contains  
pages and is checked by

Identified by

A. Mallik

Adv.

Directly Authorised Signatory  
(Sunil Kumar Loharuka)

Notary: Notary Public, Barasat  
No: 24 Pgs., REGN No. 102

17 OCT 2023

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29AA 489440



REG. NO. 10048

17 OCT 2023

BEFORE THE NOTARY PUBLIC  
BARASAT, NORTH 24 PARGANAS

TO WHOMSOEVER IT MAY CONCERN

Affidavit cum declaration of Mr. Sunil Kumar Loharuka, son of Late Ram Bhagat Loharuka, aged about 55 Years, resident of DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata - 700059), duly authorized by the promoter of the proposed project "GREEN VEGA" do hereby solemnly declare, undertake and state as under:

- That the Agreement for Sale / Builder Buyer Agreement of our project "GREEN VEGA" is in accordance to Annexure - A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
- That none of the terms & 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.
- That if any provision of the 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.

That if any contradiction arises in the future the Deponent will be responsible for it.

90000/17/23  
Debenbasa Alam  
Notary Public, Barasat  
North 24 Pgs., REGN No. 10048

Identified by  
A. Mallik  
Adv.

LOHARIKA INFRASTRUCTURE PVT. LTD.  
Deponent  
Authorised Signatory

17 OCT 2023

solemnly affirmed on 17/10/23  
by the party being duly identified by  
Advocate A. Mallik  
This document contains  
pages and is checked by



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল. WEST BENGAL

29AA 489439



~~ROLL NO. 52049~~

BEFORE THE NOTARY PUBLIC  
BARASAT, NORTH 24 PARGANAS

17 OCT 2023

### Affidavit cum Declaration

[Order No. 146 RERA/L-01/2023, dated 03-02-2023]

Affidavit cum Declaration of Mr. Sunil Kumar Loharuka), duly authorized by the promoter of the proposed project "GREEN VEGA", vides his authorization dated 07/04/2023.

Mr. Sunil Kumar Loharuka) duly authorized by the promoter of the proposed project "GREEN VEGA", do hereby solemnly affirm, declare, undertake and state as under:

The promoter will be abide by the provision contained in Section 17 of the Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to Common Area.

#### 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 Kolkata, on this 17th Day of October, 2023

LOHARUKA INFRASTRUCTURE PVT. LTD.

Solemnly affirmed on 17/10/23  
by the party being duly identified by  
Advocate Anirban

Identified by  
Anirban

Authorised Signatory

This document contains  
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Notary Public, Barasat  
North 24 Pgs. REGN No. 102

# भारतीय गैर न्यायिक

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भारत

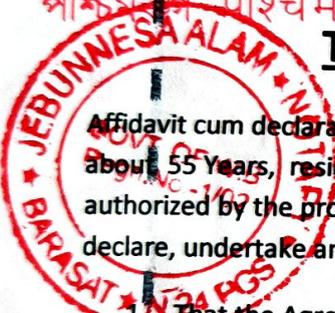
Rs.20

TWENTY RUPEES

INDIA

## INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL NOTARY PUBLIC BARASAT, NORTH 24 PARGANAS 621927  
**TO WHOMSOEVER IT MAY CONCERN**



Affidavit cum declaration of Mr. Sunil Kumar Loharuka, son of Late Ram Bhagat Loharuka, aged about 55 Years, resident of DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata - 700059), duly authorized by the promoter of the proposed project "URBAN VISTA PHASE -II" do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale / Builder Buyer Agreement of our project "URBAN VISTA PHASE -II" is in accordance to Annexure – A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms & 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.
3. That if any provision of the 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.

That if any contradiction arises in the future the Deponent will be responsible for it.

AJNA COMMERCIAL PVT. LTD.  
*S. Kumar*  
Deponent  
Director/Authorised Signat

Solemnly affirmed on 17/10/23  
by the party being duly identified by  
Agreates *P. Mallik*  
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Identified by  
*A. Mallik*  
Adv.

*gocce 17/10*  
Notary Public, Barasat  
North 24 Pgs., REGN No. 103

17 OCT 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

32AA 856190



REG. NO. 5605  
 17 OCT 2023

BEFORE THE NOTARY PUBLIC  
 BARASAT, NORTH 22 - ARGANAS

**TO WHOMSOEVER IT MAY CONCERN**

Affidavit cum declaration of Mr. Sunil Kumar Loharuka, son of Late Ram Bhagat Loharuka, aged about 55 Years, resident of DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata - 700059), duly authorized by the promoter of the proposed project "FRESHIA - I." do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale / Builder Buyer Agreement of our project "FRESHIA - I." is in accordance to Annexure - A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms & 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.
3. That if any provision of the 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.

That if any contradiction arises in the future the Deponent will be responsible for it.

Solemnly affirmed on 17/10/23  
 by the party being duly identified by  
 Advocate .....  
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17/10/23  
 Identified by  
 A. Mallik  
 Adv.  
 Notary Public, Barasat  
 West Bengal  
 REGN No. 102  
 24 Pgs.

ASPIRA LOHARUKA DEVELOPERS LLP  
 Deponent  
 Partner / Authorised Signatory

17 OCT 2023



पश्चिम बंगाल WEST BENGAL

32AA 856191



N. No. 50012  
17 OCT 2023

BEFORE THE NOTARY PUBLIC  
BARASAT, NORTH 24 PARGANAS

### Affidavit cum Declaration

[Order No. 146 RERA/L-01/2023, dated 03-02-2023]

Affidavit cum Declaration of Mr. Sunil Kumar Loharuka, duly authorized by the promoter of the proposed project "FRESHIA - I", vides his authorization dated 07/04/2023.

1. Mr. Sunil Kumar Loharuka duly authorized by the promoter of the proposed project "Freshia - I", do hereby solemnly affirm, declare, undertake and state as under:
2. The promoter will be abide by the provision contained in Section 17 of the Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to Common Area.

#### Verification

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

ASPIRA LOHARUKA DEVELOPERS LLP

Verified by me at Kolkata, on this 17th Day of October, 2023

*Sunil Kumar Loharuka*  
Partner / Authorised Signatory  
(Sunil Kumar Loharuka)

Solemnly affirmed on 17/10/23  
by the party being duly identified by  
Advocate ..... A. Mallik  
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pages and is checked by

900017210  
Notary: Statutory Public, Barasat  
North 24 Pgs., REGN No. 102

Identified by  
A. Mallik  
Adv.

17 OCT 2023