



बंगाल WEST BENGAL

14AC 582520

TO WHOMSOEVER IT MAY CONCERN

Affidavits cum Declaration of Paresh Rungta duly authorized by the promoter of the proposed project Ninety Seven vide its authorization dated 26.06.2025.

I, Paresh Rungta S/o Pramod Kumar Rungta aged 36 R/o 193, Bagmari Road Kankurgachi, Kolkata - 700054 duly authorized by the promoter of the proposed project Ninety Seven, do hereby solemnly declare, undertake and state as under:

That the Agreement for sale/Builder buyer agreement of our Project "Ninety Seven" accordance to Annexure A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

1. That none of terms and conditions of the Agreement to sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021 in that case provisions of Act & Rules shall prevail in those cases.
3. That if any contradiction arises in the future the deponent will be responsible for it.

Regal Realty Private Limited

Paresh Rungta

Deponent

Director

Verification

I hereby affirm that the contents of this Affidavit cum Declaration are true and correct to the best of my knowledge and belief, and no material information has been concealed.

Verified at Calcutta on this 27th day of November 2025

N. DASGUPTA

Notary

Regn. No. 006/2022

3, Bankshal Street

Calcutta-700001

SOLEMNLY AFFIRMED

Declared Before me
on Identification Adv.

Regal Realty Private Limited

Paresh Rungta

Deponent

Director

NOTARY
DASGUPTA, Reg. No. 006/2022
GJS' Court, Govt. of W.B.

27 NOV 2025

Identified by
Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/154-A/11/25

