

Sl. No:-

20/25

**Sujata Ghosh Das**

**Notary, Govt. of West Bengal**

**Professional Address :-**

**2D, Tower 5,**

**Merlin 5th Avenue**

**Mahishbathan, Sector - V**

**Saltlake, Kolkata - 7001 102**

# Notarial Certificate

(Pursuant to Section 8 of The Notaries act, 1952)

ALL TO WHOM THERE PRESENTS shall come, I, Sujata Ghosh Das duly appointed as a NOTARY by the Govt. West Bengal to practice throughout the district Kolkata. Union of India do here by certify authenticate attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatures as to the matter contained therein, presented before me by the executants :

Affidavit cum Declaration

Executed by Dibyendu Narayan Roy  
of P.S - Narandrapur Kolkata - 700084

1 1 1

18 SEP 2025

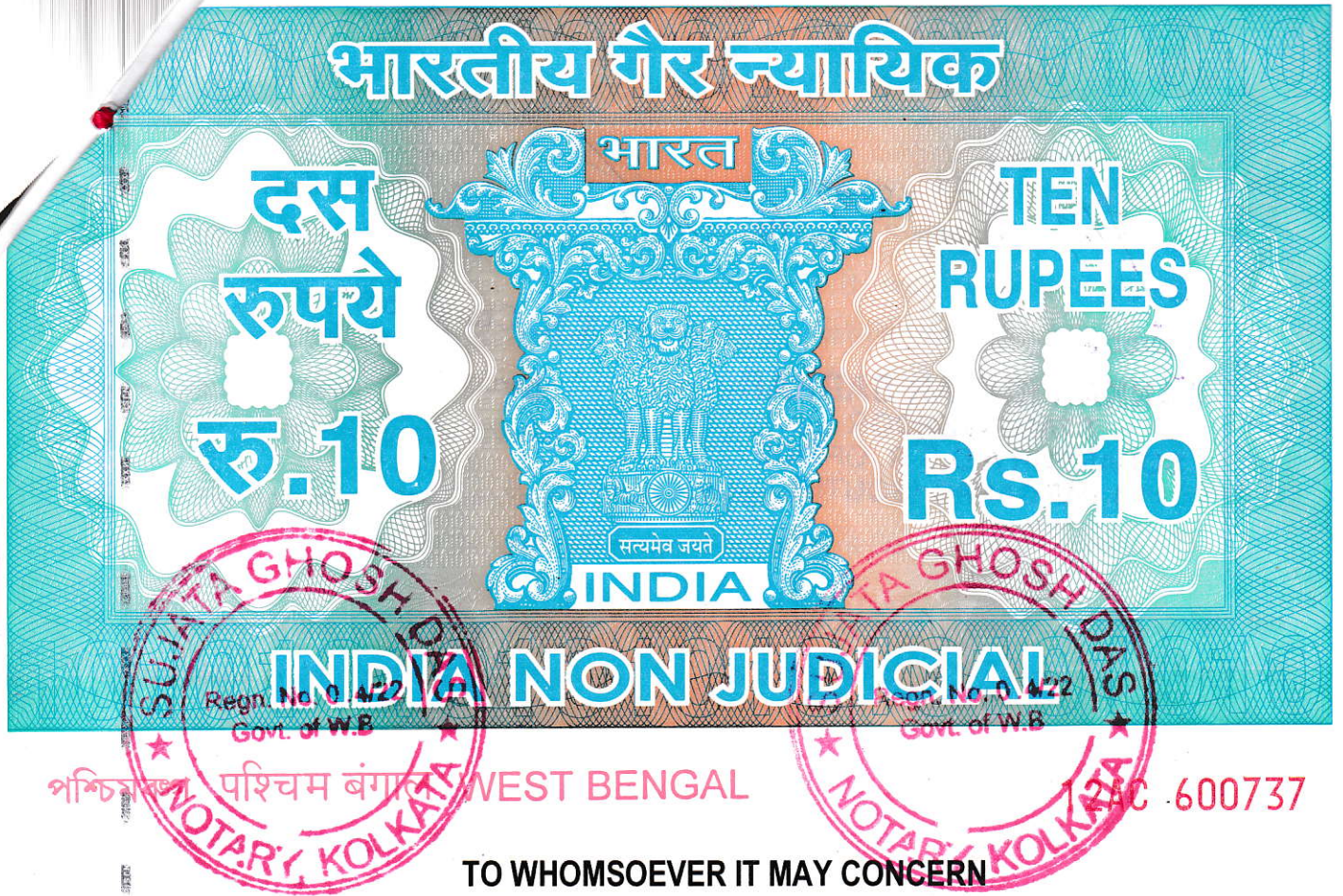
hereinafter referred to as the Executants in this the .....  
day of .....

The Executants having admitted the Execution of the paper, writing "A" and being satisfied as to the identity of the Executants I have attested IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereunto subscribed by name and affixed my seal of office on this the .....  
day of .....

18 SEP 2025

**Notarial Stamp**

S. Ghosh Jnl  
**SUJATA GHOSH DAS**



TO WHOMSOEVER IT MAY CONCERN

**Affidavit cum Declaration**

Affidavit cum Declaration of **Dibyendu Narayan Roy**, son of Late Sitendu Narayan Roy , **Proprietor Of M/S. OM RELATORS** (herein after referred to as the Proprietorship Firm ), Promoter of the ongoing project named as **"Aditya Appartment"** at Mouza – Barhansfartabad , J.L. No. - 47, R S No 7, Touzi No 109, R S Dag no 3155 and L R Dag No 3156 R.S. Khatian No. – 216 ,L R Khatian No 3217 and 4708 ,Holding No. – 562 **D.M.Fartabad** , Ward No. - 28 , Under Rajpur Sonarpur Municipality, P.S. –Narendrapur, Kolkata 700084 , Dist. - 24 Pargs. (South), WB, India.

**SUJATA GHOSH DAS**  
Notary Govt. Of W.B.  
Regn. No. 0142022  
City Sessions Court Kolkata

18 SEP 2025

No 1769 Date 18-07-2025 Rs 10/-

Name .

Address .

**SANKAR KUMAR SARKAR**  
STAMP-VENDOR  
SONARPUR A.D.S R. OFFICE  
24 PARGANAS (SOUTH)

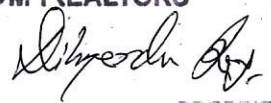
**T.K. Chakraborti**  
Advocate  
Baruipur Court



18/07/2025  
10/-  
SANKAR KUMAR SARKAR  
SONARPUR A.D.S R. OFFICE  
24 PARGANAS (SOUTH)

I, **Dibyendu Narayan Roy** son of Late Sitendu Narayan Roy, **Proprietor Of M/S. OM RELATORS** residing At Swarnabithi, 95 East Balia, Garia Station Road, P.O. Garia, P.S. Sonarpur, Kolkata 700084 District South 24 Parganas WB, India, and Promoter Of The Proposed Project "**Aditya Apartment** at Holding 562 DM-Fartabad Road, Ward No. - 28, Under Rajpur Sonarpur Municipality, P.S. - Narendrapur, Kolkata 700084, Dist. - 24 Pargs. (South), WB, India do hereby solemnly declare, undertake and state as under

- 1) That the Agreement for Sale/Builder Buyer Agreement of our Project 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 Rules, 2021 of the West Bengal Real Estate (Regulation & Development) Rules, 2021
- 3) That if any Provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Rules, 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.

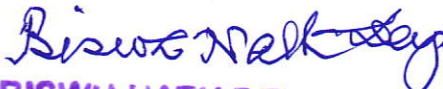
**OM REALTORS**  
Deponent   
PROPRIETOR

**Verification**

I, **Dibyendu Narayan Roy** son of Late Sitendu Narayan Roy, **Proprietor Of M/S. OM RELATORS** residing At Swarnabithi, 95 East Balia, Garia Station Road, P.O. Garia, P.S. Sonarpur, Kolkata 700084 District South 24 Parganas WB, India, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

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

**Identified by me**

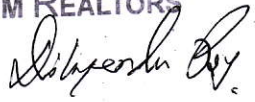



**BISW NATH DEY**  
Advocate

High Court Calcutta  
Regn No. 311/1975

  
**SUJATA GHOSH DAS**  
Notary Govt. Of W.B.  
Regn. No. 014/2022  
City Sessions Court Kolkata

18 SEP 2025

**OM REALTORS**  
  
PROPRIETOR  
Deponent

SOLELY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION  
  
NOTARY

INSTRUMENT "A" dated.....18 SEP 2025.....day of

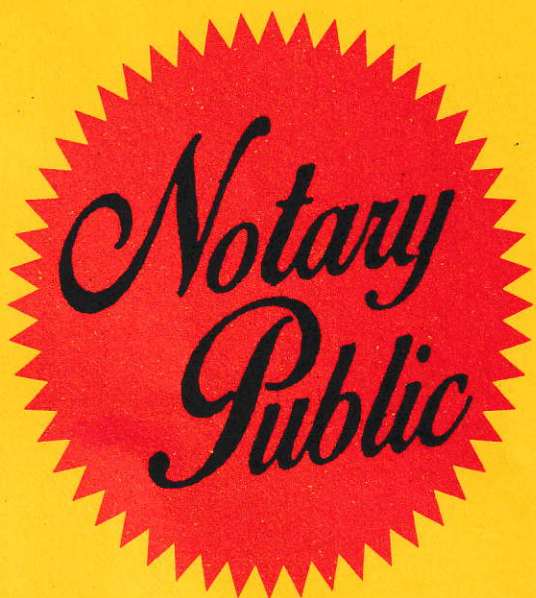
with

## Notarial Certificate

Dated.....Day of.....  
18 SEP 2025

Sl. No:-

20/25



*In the matter of:*

***Notarial Certificate***

**SUJATA GHOSH DAS**  
ADVOCATE  
**NOTARY PUBLIC**

**MOBILE:- 9123057011**

***Notarial Certificate***