

BEFORE THE NOTARY
GOVERNMENT OF INDIA



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

35AA 620939

25 AUG 2025

TO WHOMSOEVER IT MAY CONCERN

I, SUBRATA ADHIKARY, S/o. Late Kalipada Adhikary,
residing at 78/1/3, Mulajore Road, Goalghar, P.O. Kankinara,
P.S. Jagaddal, Bhatpara, Dist. North 24- Parganas, Pin-743126,
West Bengal, Designation- Director, NIZAM BABA REAL ESTATE
PRIVATE LIMITED, promoter of the proposed project, do hereby
solemnly declare, undertake and state as under.



Contd..p/2

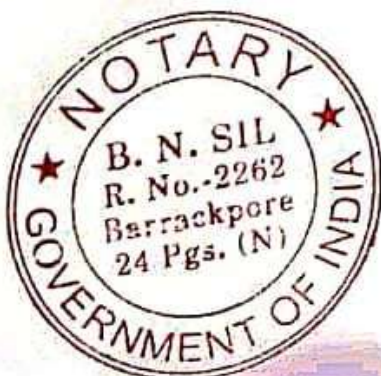
Nizam Baba Real Estate Pvt. Ltd.
Subrata Adhikary
Director

25 AUG 2025

- 1) That, the agreement for sale/Builder buyer agreement of our project NB PALACE is in accordance to Annexure-A of 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 the Real Estate (Regulation & Development) Act, 2016 & 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) Act, 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 future the deponent will be responsible for it.

VERIFICATION

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from.



SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON.....

12 5 AUG 2026
BHOLNATH SIL
NOTARY R. NO-2262
GOVT OF INDIA

12 5 AUG 2026

Nizam Baba Real Estate Pvt Ltd.

Subrahmanya Adhikari
Director

Deponent

Identified by me,
Rajeshwar Prasad
Advocate.