

Sl. No. 218



পশ্চিমবঙ্গ পশ্চিম-বঙ্গাল WEST BENGAL

95AB 539795



Affidavit

I, **SHEUL SANGHVI** son of Late Virendra Kr Sanghvi by faith Hindu, by occupation – business, residing at 3 Wood Burn Road, 8A, Kolkata 700020 P.O Lala Lajpat Rai Sarani, P S Bhowanipore, one of the partner of **M/S SATVAN REALTY, (PAN-AFBFS4080E)**, a partnership firm, having its office at - 2 Dr Rajendra Road, Kolkata 700020, P. O Lala Lajpat Rai Sarani, P S Bhowanipore, **Developer** of the proposed project named – “OMKARA” being premises No. **03-0796** in street no. **0796 (13 M. WIDE )** ( Erstwhile plot No. **IIIB 636 in Block No. AA-IIIB**), under category- **HIGI - II**, situated in the New Town, Police Station : **New Town** , Dist. North 24 Pargana’s Erstwhile in the Panchayat Area Falling within MOUZA – Patharghata J.L No.36 under Patharghata G. P. West Bengal, India, do hereby solemnly declare, undertake and state as under;



18 SEP 2024

1. That New Town Development Authority has approved sanction plan for the project **"OMKARA"**, Building sanction PIN 0030079620240416 Reg. No. 925-97 APRIL 2024. Date of Sanction : 04.09.2024.
2. That we undertake to abide by the provisions contained in section 7 of the said Act read with clause (n) of section 2 relating to 'Common Area' of Project **"OMKARA"**.
3. That none of the terms and conditions of the Agreement for sale presented by us, violate the provisions relating to 'Common Area' of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
4. That if any provision in Agreement For Sale relating to 'Common Area' 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.
5. 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

Verified by me at KOLKATA on this <sup>15<sup>th</sup></sup>..... Day of September 2024



**SATVAN REALTY**  
*Shahul Sayan*  
 Partner

DEPONENT

Solemnly Affirmed & Declared  
 Before me on Identification

*S. C. Ghosh*  
 S. C. GHOSH, Notary  
 Alipore Police Court, Kol-27  
 Reg. No. 925/97, Govt. of India

**Identified by me**  
*P. S. Chatterjee*  
 Advocate

**18 SEP 2024**