

Sl. No.

07

Date.

18 MAY 2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



13AC 826046

BEFORE THE NOTARY PUBLIC
AT ALPORE, KOLKATA-27

AFFIDAVIT CUM DECLARATION

I, Md. Shabaaz Khan , Son of Md.Mahasin Khan , by faith Islam, residing at 209, D.P.S. Road , P.O:- Tollygunge, P.S:- Golfgreen, Kolkata-700033, by occupation business, by Nationality Indian, being director of "GLARY CONSTRUCTION PRIVATE LIMITED" (DEVELOPER), having its registered office at Premises No: 47/1, Golam Jilani Khan Road,P.O:- Tilajala, P.S:- Tiljala Kolkata-700039 do hereby solemnly affirm and state as follows:

- 1) That I am the Director of the Developer Company and am duly authorized and competent to swear this Affidavit-cum-Declaration on its behalf.

GLARY CONSTRUCTION PVT. LTD.

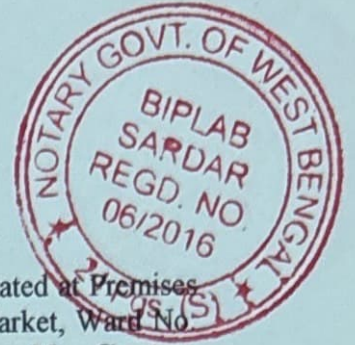
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✓ Md. Shabaaz Khan
Director



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: 2:



2) That the Developer has lawfully purchased the property situated at Premises No. 21C, Prince Baktiar Shah Road, Police Station – Charu Market, Ward No. 89, Borough-X Kolkata-700033, from the erstwhile landowner **Mr. Goutam Banerjee**, vide a duly executed and registered **Deed of Conveyance bearing No. I-160308668/2025 dated 14th May, 2025**, registered before the Office of the **D.S.R.-III South 24 Parganas**, and by virtue thereof has acquired absolute right, title, and interest over the said property.

3) That prior to such purchase, a **Sanctioned Building Plan** in respect of the said property had been duly approved by the competent authority in the name of the previous landowner, **Mr. Goutam Banerjee**.

4) That under and by virtue of the said Deed of Conveyance, the Developer has acquired not only ownership rights over the land but **also** all rights, easements, privileges, and benefits appurtenant thereto, including the full right to utilize, implement, and avail the benefit of the aforesaid sanctioned building plan.

5) That the Developer is **legally entitled** to continue and carry out construction/development activities on the said property based on the aforesaid sanctioned plan, and such entitlement flows from the lawful transfer of the property along with all incidental and ancillary rights.

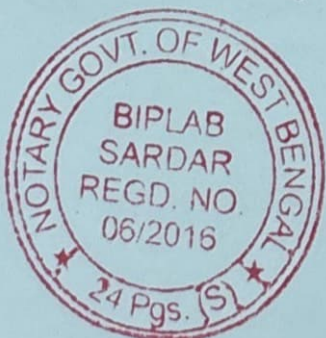
6) That there exists no legal impediment, encumbrance, dispute, or restriction affecting the Developer's right to utilize and implement the said sanctioned plan.

7) That the Developer hereby agrees and undertakes to **indemnify and keep indemnified** the concerned authority, financial institution, and/or any third party from and against any and all losses, claims, damages, costs, or liabilities whatsoever arising out of or in connection with:

- Any defect in title of the property;
- Any dispute relating to ownership or development rights;
- Any objection arising from the sanctioned plan being originally issued in the name of the previous landowner;
- Any misstatement or suppression of material facts herein.

8) That the Developer hereby undertakes that:

- The sanctioned plan is valid and subsisting as on date;
- All construction shall be carried out strictly in accordance with applicable laws and regulations;

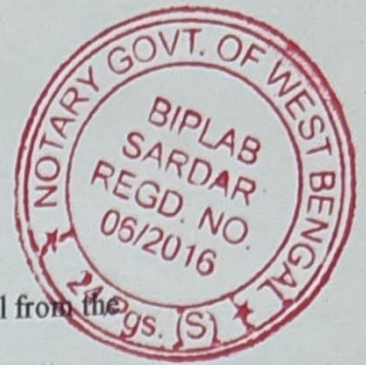


GLARY CONSTRUCTION PVT. LTD. Cont.....03 Pages

✓ *Md. Shabazz Khan*
Director

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:3:



- Any modification shall be undertaken only after due approval from the competent authority;
- The Developer shall be solely responsible for all statutory compliances;
- Any future dispute or deficiency shall be resolved by the Developer at its own cost and risk.

9) That the statements made hereinabove are true and correct to my knowledge and belief, and nothing material has been concealed therefrom. PVT. LTD.

Md. Shabaaz Khan
Director

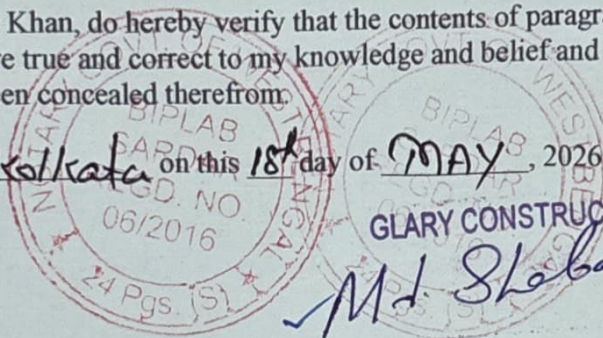
DEPONENT
(Signature)

Name: Md. Shabaaz Khan
(Director cum Authorised signatory)
Glary Construction Private Limited.

VERIFICATION

I, Md. Shabaaz Khan, do hereby verify that the contents of paragraphs 1 to 9 of this affidavit are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

Verified at Kolkata on this 18th day of MAY, 2026.

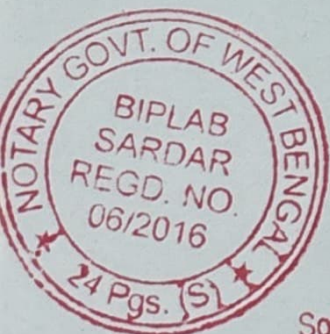


GLARY CONSTRUCTION PVT. LTD.

Md. Shabaaz Khan
Director

DEPONENT
(Signature)

Name: Md. Shabaaz Khan
(Director cum Authorised signatory)
Glary Construction Private Limited



Solemnly Affirmed & Declared
before me on Identification

BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME

NABAKUMAR MUKHERJEE
Advocate

Alipore Criminal Court
Kolkata- 700027

Enrl. No.- WB / 2037 / 1999

18 MAY 2026