



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

13AC 826023



BEFORE THE NOTARY PUBLIC
AT A LIPORE, KOLKATA-27

AFFIDAVIT CUM DECLARATION

(Order No 309-RERA, Dated 15.03.2023)

I, SRI. SAJAL BHATTA (PAN No. AEVPB3414J) (Aadhaar No. 5530 8355 4646), son of Late. Ramesh Chandra Bhatta, by Religion Hindu, by Occupation Business, by Nationality : Indian residing at 152, Kanungo Park, Post Office : Garia, Police Station : Patuli , Kolkata 700084, Director of M/s. SPS INFREAREALTY PRIVATE LIMITED Corporate Identity No. U70109WB2011PTC161242 of 2010 / 2011(PAN No. AAPCS7505Q),(DEVELOPER) duly Authorized by the promoters of the Proposed Project do hereby solemnly declare, undertake and state as under:

1) That the Agreement for sale /Builder buyer agreement of our Project " **BARODA ENCLAVE** " is in accordance to annexure-A of the West Bengal Real Estate (Regulation and 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 and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021.

For SPS INFREAREALTY PVT LTD

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Director

13 JAN 2026



21 No. 878 Date 13 JAN 2025

26 DEC 2025

87878

Name..... **S. S. Ali, Advocate**

Address..... **ALIFORE POLICE COURT, KOL-27**

Vendor.....

i. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



BEFORE THE NOTARY PUBLIC
AT ALIFORE KOLKATA-27

AFFIDAVIT CUM DECLARATION

(Order No 309-RE/A, Dated 15.03.2023)

I, SRI SAJAL BHATT (PAN No. AEPV8341) (Aadhar No. 5230 8322 4646), son of Late. Kamlesh Chandra Bhatt, by Religion Hindu, by Occupation Business, by Nationality : Indian residing at 125, Kanungo Park, Post Office : Garia, Police Station : Patuli, Kolkata 700084, Director of M/s. SP2 INFRAREALTY PRIVATE LIMITED Corporate Identity No. 1507050W2017PCL12123 of 2010 \ 2011 (PAN No. AAPC2505D) (DEVELOPER) duly Authorized by the promoters of the Proposed Project do hereby solemnly declare, undertake and state as under:

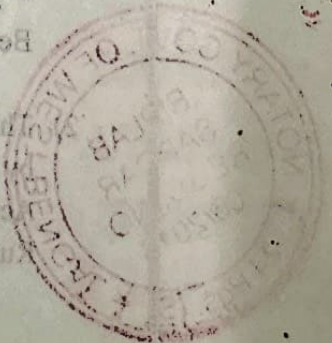
1) That the Agreement for sale /Builder buyer agreement of our Project " BARODA ENCLAVE " is in accordance to annexure-A of the West Bengal Real Estate (Regulation and Development) Rules, 2021.

2) None of the terms and conditions of the agreement for sale presented to us violate the provisions of the real estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021.

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For SP2 INFRAREALTY PRIVATE LTD

[Signature]
Director



13 JAN 2025

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- 3) That if any Provision in agreement for sale is in contravention with the Real Estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and 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.

For SPS INFREAREALTY PVT. LTD.



Director

Deponent
For SPS INFREAREALTY PVT. LTD
(Authorized Signatory)
SAJAL BHATTA
(DIRECTOR)

VERIFICATION

The content of my above Affidavit cum Declaration is true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 13th Day of January, 2026

Identified by me :


For SPS INFREAREALTY PVT. LTD.



Director

Deponent
For SPS INFREAREALTY PVT. LTD
(Authorized Signatory)
SAJAL BHATTA
(DIRECTOR)

Solemnly Affirmed & Declarad
before me on Identification



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

IDENTIFIED BY ME



Advocate
ARIJIT PATRA
Advocate
F. No.- 1569/2009
Criminal And Judge's Court
Alipore, Kol-700 027

13 JAN 2026

