

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

22AC 398671

BEFORE THE NOTARY PUBLIC
24 PARGANAS (NORTH)

AFFIDAVIT CUM DECLARATION

I, **SRI SANJOY PATOWARI** (PAN No. **AMXPP5403H**), son of Late Nityagopal Patowari, by faith Hindu, by Nationality Indian, by occupation Business, residing at **3/126/1, Azadgarh, Post Office Regent Park, Police Station Jadavpur (Now Golf Green), Kolkata 700 040, District South 24-Parganas**, sole proprietor of **M/s. BINAYAK CONSTRUCTION**, having its registered office at **140/1/305, Netaji Subhash Chandra Bose Road, Azadgarh, Post Office Regent Park, Police Station Jadavpur (Now, Golf Green), Kolkata 700 040**, do hereby solemnly affirm and declare as follows:

1. That I am the applicant for registration of a Real Estate Project titled "**BINAYAK HOUSE**" under the provisions of the *Real Estate (Regulation and Development) Act, 2016* with the West Bengal Real Estate Regulatory Authority (WBREERA).



BINAYAK CONSTRUCTION

Sanjoy Patowari
Proprietor

(2)

2. That as per **Rule 3(1)(c) of the West Bengal Real Estate (Regulation and Development) Rules, 2021**, copy of GST registration under the relevant law, is to be furnished by a Real Estate promoter/Developer at the time of application.
3. That as per **Section 22 of the Central Goods and Services Tax Act, 2017**, an individual is liable to obtain Goods and Services Tax (GST) registration only if his aggregate annual turnover exceeds ₹20,00,000 (Rupees Twenty Lakhs) in a financial year (₹10,00,000 in case of Special Category States, and ₹40,00,000 in respect of supply of goods as separately notified).
4. That my aggregate annual turnover as on date does not exceed the prescribed threshold limit under the GST law, and accordingly, I have **not obtained any GST registration** as on the date of this declaration.
5. That I hereby undertake that in the event my aggregate turnover crosses the prescribed threshold limit or GST registration otherwise becomes applicable to me under law, **I shall promptly obtain GST Registration and immediately intimate and submit a copy of the GST Registration Certificate to the West Bengal Real Estate Regulatory Authority.**
6. That the statements made hereinabove are true to the best of my knowledge and belief, and nothing material has been concealed therefrom.

7. That in the event of any contradiction or discrepancy arising in the future with regard to the aforesaid statements, I, the deponent, shall be **solely and fully responsible for the same.**

BINAYAK CONSTRUCTION

Sanjoy Patowari

Proprietor
Deponent

IDENTIFICATION & VERIFICATION

I, the above-named deponent, do hereby verify that the contents of this affidavit are true and correct to the best of my knowledge, belief, and information, and that no part of it is false and nothing material has been concealed therein.

Verified by me at Kolkata on this 7th day of March, 2026.

BINAYAK CONSTRUCTION

Solemnly Affirmed Before me
on 07th Day March, 2026
Duty Identified by Sanjoy Patowari Deponent
Advocate D. S. Das Proprietor Identified by me.

MONOJ KANTI DE
Notary (W.B.)
Barasat Sub-Division, North 24 Pgs.
Reg. No.: 03/2002

07 MAR 2026

Selima Shanthika Das
Advocate.

f. 3717/21.

CHECKED BY
[Signature]
NOTARY CLERK