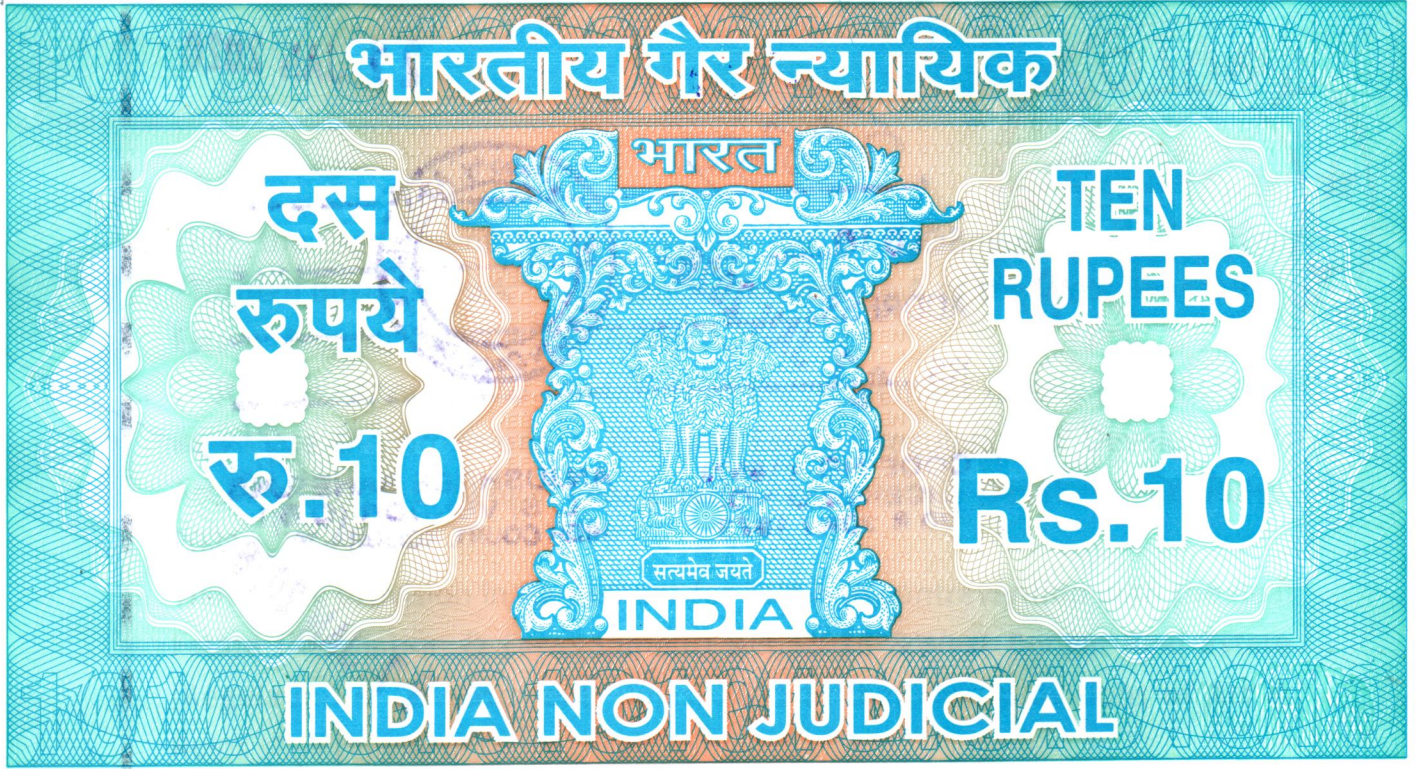




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

24AC 199428



TO WHOMSOEVER IT MAY CONCERN

Affidavits cum Declaration of Sanjay Kumar Kothari duly authorized by the promoter of the proposed project Tirupati Business Park vide its authorization dated 04.01.2024.

I, Sanjay Kumar Kothari S/o Late Jagdish Prasad Kothari aged 54 Years R/o 9 Ashutosh Mukherjee Lane Howrah 711106 duly authorized by the promoter of the proposed project Tirupati Business Park, do hereby solemnly declare, undertake and state as under:


REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

06 FEB 2026

27 JAN 2026

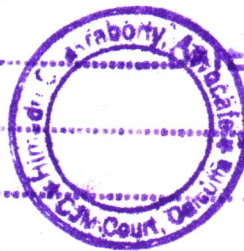
61884

SOLD TO

ADDRESS

RS.

27 JAN 2026



CODE NO. (1957)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-70

27 JAN 2026-



1. That the Agreement for sale/Builder buyer agreement of our Project "Tirupati Business Park" accordance to Annexure A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of terms and conditions of the Agreement to sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & 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 & West Bengal Real Estate (Regulation & Development) Rules, 2021 in that case provisions of Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the deponent will be responsible for it.

Happy Moments Properties
S. K. Kothari
Partner

Deponent

Verification

I hereby affirm that the contents of this Affidavit cum Declaration are true and correct to the best of my knowledge and belief, and no material information has been concealed.

Verified at 04th February 2026.

Happy Moments Properties
S. K. Kothari
Partner

Deponent

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

REKHA TEWARI
NOTARY

06 FEB 2026