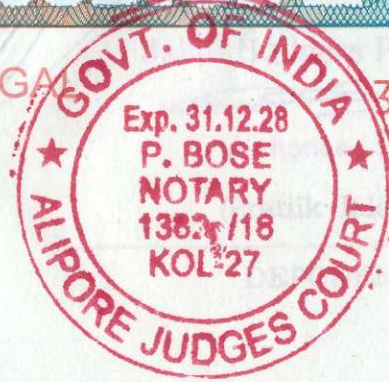




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 38AA 677648

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700027



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pratiik Jalan, being appointed as an Authorized Representative of JALAN BUILDERS PRIVATE LIMITED, promoter/developer of the proposed project named as "THE HYACINTH", vide its authorization dated 02.05.2024 :

1. I am fully aware of the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act"), which have come into force in West Bengal. The Act aims to regulate the real estate sector and promote transparency, accountability, and efficiency in real estate projects.
2. I acknowledge that the term "Common Area" has been defined under Clause (n) of Section 2 of the Act, which specifies the areas within the real estate project that are designated for common use by all allottees.
3. In accordance with the power granted to the Authority under Section 37 of the Act to issue directions, I hereby affirm that, while applying for the registration of "THE HYACINTH", I will abide by the provisions contained in section 17 of the Act, read with Clause (n) of Section 2, pertaining to the 'Common Area'.

Jalan Builders Pvt. Ltd.

Authorised Signatory

04 SEP 2025

9106

No..... Rs.20/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

AMITABHA RAY
Advocate
ALIPORE POLICE COURT
KOL-27



BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700027

AFFIDAVIT OF DECLARATION

Affidavit cum Declaration of Mr. Pratik Jaisan, being appointed as an Authorized Representative of JALAN BUILDERS PRIVATE LIMITED, promoter/developer of the proposed project named as "THE HYACINTH", vide its authorization dated 02.05.2024 :

I am fully aware of the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act"), which have come into force in West Bengal. The Act aims to regulate the real estate sector and promote transparency, accountability, and efficiency in real estate projects.

I acknowledge that the term "Common Area" has been defined under Clause 2 of Section 2 of the Act, which specifies the areas within the real estate project that are designated for common use by all allottees.

In accordance with the power granted to the Authority under Section 27 of the Act, I hereby affirm that, while applying for the registration of "THE HYACINTH", I will abide by the provisions contained in section 17 of the Act, read with Clause (b) of Section 2, pertaining to the Common Area.

Jalan Builders Pvt. Ltd.

Authorized Signatory

Page 1 of 2



10 OCT 2025

4. I understand that the Common Area within the real estate project must be maintained and utilized as per the requirement and guidelines set forth in the Act. I will ensure that all necessary measures are taken to provide the requisite amenities and facilities within the Common Area, thereby fulfilling the obligations towards the allottees.
5. I further affirm that the information provided in this affidavit is true and accurate to the best of my knowledge and belief. I understand that any false statement or misrepresentation made herein may result in legal consequences, including penalties and legal action.
6. I undertake to promptly notify the Authority of any changes or modifications to the Common Area or any non-compliance with the provisions of the Act, and I will cooperate fully with the Authority in any inspection or audit conducted in relation to the same.

Jalan Builders Pvt. Ltd.



Authorised Signatory

(Pratiik Jalan)

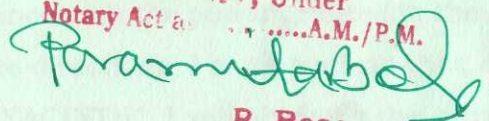
DEPONENT

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 9th day of **October, 2025**.



Signature(s) of Executant(s)
attested on Identification at
Alipore Judges Court
Kolkata-700027, Under
Notary Act no.A.M./P.M.



P. Bose
Notary Govt. of India
13821/18

Page 2 of 2

Jalan Builders Pvt. Ltd.

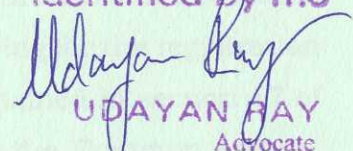


Authorised Signatory

(Pratiik Jalan)

DEPONENT

Identified by me



UDAYAN RAY
Advocate
District Civil & Sessions Court
South 24 Parganas, Alipore
WB / 1629 / 2013

10 OCT 2025