SL. NO. 40 DT. 13.11.2024

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NOTARY KOLKATA SHYAM NARAYAN PANDEY REGN. NO. 13824/2018 GOVT. OF INDIA

NOTARY KOLKATA SHYAM NARAYAN PANDEY REGN. NO. 13824/2018 GOVT. OF INDIA

Declaration on Affidavit

I, **Pradip Saha**, son of Narayan Saha, by occupation – Business, working for gain at Rajpur Swarnakarpara, P.O- Rajpur, P.S- Sonarpur, Kolkata -700149, promoter/ developer of the proposed project named **"PRAPTIKA CONSTRUCTION"** situated at 224 Boral Main Road , P.S. Bansdroni (previously Regent Park), P.O. Regent Park, J.L no. 49, Kolkata-700084, South 24 Parganas, Kolkata ward no. 111, Mouza – Kamdahari, under K.M.C, West Bengal, India., do hereby solemnly declare, undertake and state as under;

13 NOV 2024

1. That we undertake to abide by the provisions contained in section 17 of the said Act read with clause (n) of section 2 relating to 'Common Area' of Project **"PRAPTIKA CONSTRUCTION"**.
2. That none of the terms and conditions of the Agreement for sale presented by us, violate the provisions relating to **'Common Area'** of the Real Estate (Regulation & Development) Act,2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement For Sale relating to 'Common Area' is in contravention with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & 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.

That the contents of above are true and correct and nothing has been suppressed by me.

Pratip Saha

DEPONENT

Drafted by me
Vinit Sharma
Advocate
F/1898/2009

Solemnly Affirm & Declared
Before Me on Identification
of Ld. Advocate

SHYAM NARAYAN PANDEY
NOTARY, GOVT. OF INDIA
REGN. NO. 13824/2018
13.11.2024

13 NOV 2024

NOTARY
KOLKATA
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