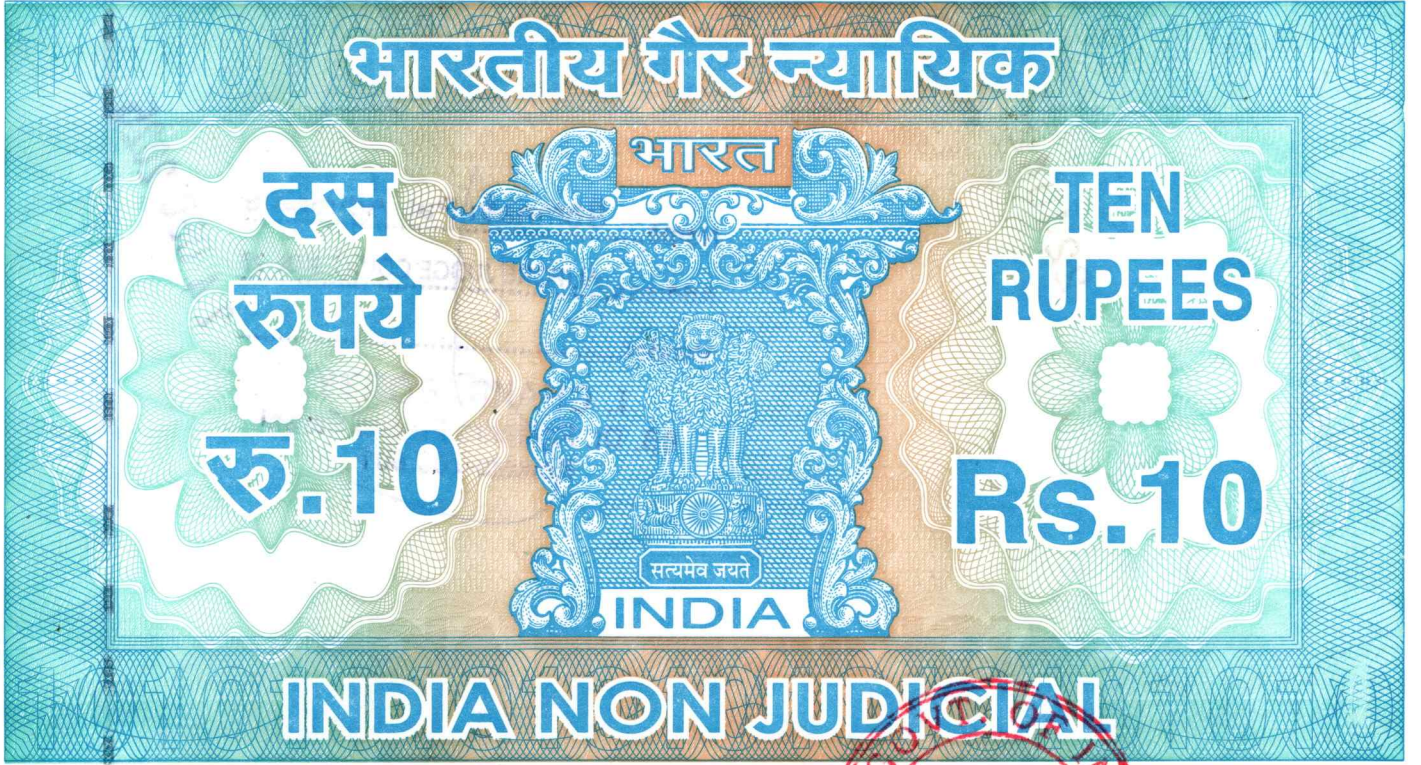


Sl. No. 128



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



BAC 824221

TO WHOMSOEVER IT MAY CONCERN

Affidavit cum Declaration of Sri Mintu Mistry, promoter of the proposed project vide his authorization dated 14/01/2026;

I, Sri Mintu Mistry, son of Sri Soumen Mistry, having PAN CKEPM7580F, AADHAR No. 9663 5103 3894, by caste Hindu, by Nationality Indian, by occupation Business, residing at 82, Joka Mondal Para, Hanspukur, P.O.-Joka, P.S.- Thakurpukur, Kolkata- 700104, District South 24 Parganas, being the promoter of the proposed project SMD SIGNATURE BLOCK 1 do hereby solemnly declare, undertake and state as under:

1. That the Agreement for sale/Builder buyer agreement of our project SMD SIGNATURE BLOCK 1 is in accordance to Annexure A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

2. That none of the terms and conditions of the Agreement to sale presented by me violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.



21 JAN 2026



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.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director
Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 21 JAN 2026 day of _____, 2026.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director
Deponent

Identified by me

Advocate



**Solemnly Affirmed & Declared
Before me on Identification**


S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No.-925/97, Govt. of India

21 JAN 2026