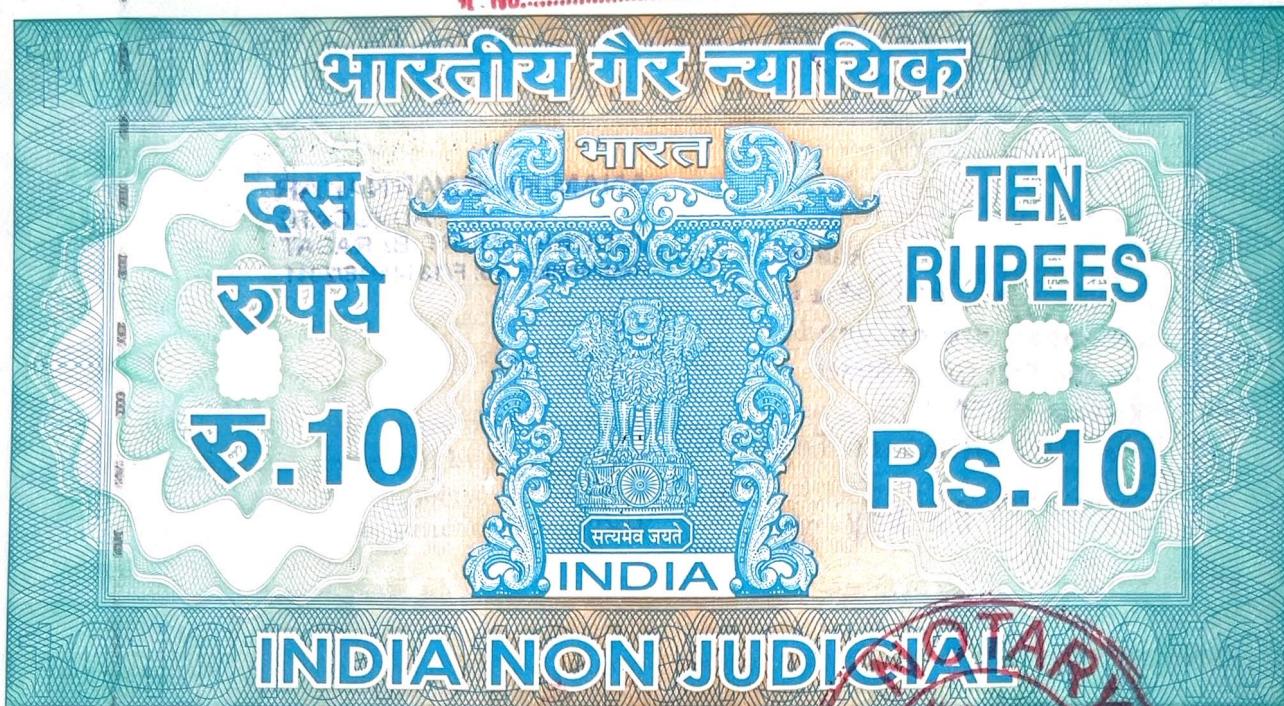


Sl. No. 23140 Dated 02/12/25



পশ্চিমবঙ্গ প্রিমিয়াম পাবিলিশাল WEST BENGAL  
BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST. NORTH 24 PARGANAS



TO WHOMSOEVER IT MAY CONCERN  
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Promoter of the proposed project named "**SHAGUN ENCLAVE**", developed by, **MAA LAND DEVELOPERS PRIVATE LIMITED [PAN. AAICM4020H]**, represented by one of its Directors, namely **SAROJ KUMAR GIRI [PAN. AHUPG3184G]**.

I, **SAROJ KUMAR GIRI [PAN. AHUPG3184G]**, son of **Shiv Shankar Giri**, residing at **Giri I House, Sankar Abasan Helabatalla, Hatiara Road, Baguiati, Kolkata- 700157, District North 24 Parganas, West Bengal**, the developer and promoter of the proposed project named "**SHAGUN ENCLAVE**", do hereby solemnly declare, undertake and state as under:

02 DEC 2025

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Sl. No. .... ..... Sold to.....

## ANAMIKA SWARNAKAR

## ADVOCATE

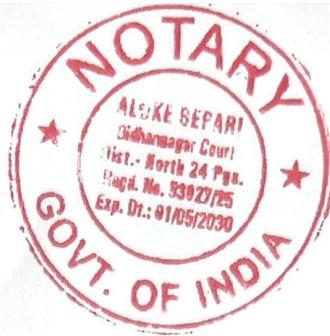
## JURGES' COURT, BARASAT

Registration No: F/1314/918/2011.

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1. That the Agreement for Sale/Builder Buyer Agreement of our Project named "**SHAGUN ENCLAVE**", is in accordance with Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for Sale presented by us violate the provisions 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 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.

MAA LAND DEVELOPERS PVT LTD

Deponent

Director

Verification

I, **SAROJ KUMAR GIRI** [PAN. AHUPG3184G], son of Shiv Shankar Giri, residing at Giri I House, Sankar Abasan Helabatalla, Hatiara Road, Baguiati, Kolkata- 700157, District North 24 Parganas, West Bengal, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this .....day of ..... 2025  
Verified by me at Kolkata on this .....day of ..... 2025

**Solemnly affirmed and declared  
before me u/s  
139 CPC and u/s 333BNSG 2023**

**ALOKE BEPARI**  
**NOTARY**  
**Regd. No.-53927/25**  
**Govt. of India**

**02 DEC 2025**

**ANAMIKA SWARNAKAR**  
**ADVOCATE**  
**JUDGES' COURT, BARASAT**