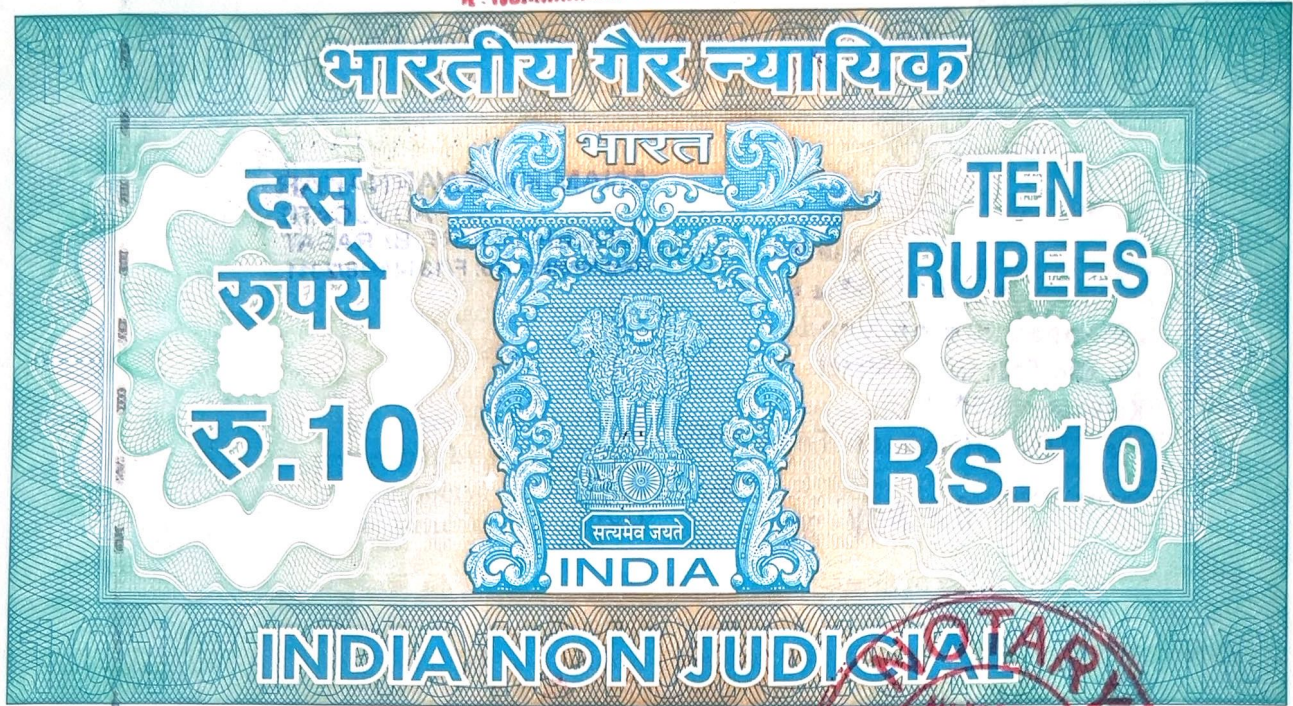


Sl. No. 23140 Dated 02.12.25



পশ্চিমবঙ্গ সরকার
33 FOR THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS
WEST BENGAL



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

47179

Sl. No. Sold to.....

Address.....

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

A. K. Maity

Licensed Stamp Vendor

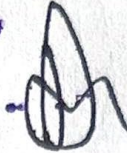
10, Old Post Office Street

Kolkata - 700001

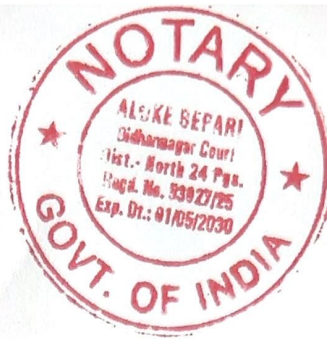
Rs. 10/- (Rupees Ten) only

Issue Date: ... Sign

03 NOV 2025

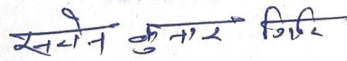


STAMPED
RECEIVED
10/11/2025



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 thisday of, 2025

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


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

02 DEC 2025


ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT