



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



TO WHOMSOEVER IT MAY CONCERN

I Aditya Agarwal, S/O Sri Sunil Agarwal, aged about 38 Years, R/O 16/1 Palm Avenue, Ballygunge, Kolkata - 700019 duly authorised by the promoter of proposed project do hereby declare, undertake and state as under:

1. That the Agreement for sale / Builder buyer agreement of our Project "Eden Willow Estate" is in accordance to Annexure – A of the West Bengal Real Estate (Regulation & Development) act, 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 and Development) Act' 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021.
3. That if 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.

Identified by me
SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA
WB/444/2005

L.T.I.(s) / Signature (s) / of the
Deponent
Executant attested by me on Identification
For,
B.K. NASKAR
Notary, Alipore
Govt. of West Bengal, Regn. No.- 102/2007
Alipore Police Court
Kolkata- 700 027

EDEN ELEMENTS LLP
Designated Partner / Authorised Signatory

05 APR 2023

2505 A.A. 7.07.12

06 JUL 2022

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SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

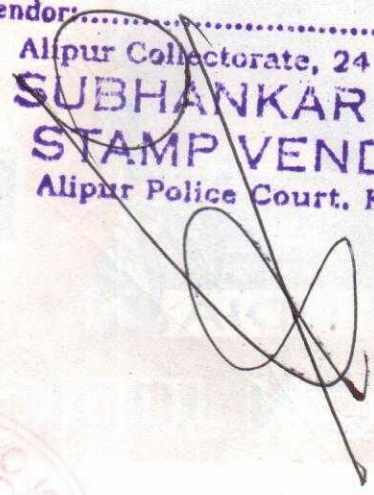
No.....Rs.-10/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



BEFORE THE NOTARY PUBLIC
AT ALIPUR POLICE COURT

TO WHOMSOEVER IT MAY CONCERN

[Faint, mostly illegible text, likely the body of a legal document or affidavit]

Executed and attested by me on identification
J.T. (2) Signature (2) of the

(Identified by me)

Notary Alipura
Govt. of West Bengal, Regn. No. 10213001
Alipura Police Court
Kolkata-700 027

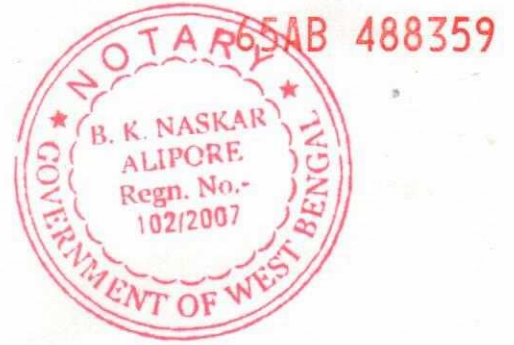
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aditya Agarwal promoter of the proposed project, namely, 'Eden Willow Estate' at 57, Vivekananda Avenue, Kolkata – 700148, do hereby solemnly declare, undertake and state as under:

That we will abide by the provisions contained in Section 17 of the Act, read with Clause (n) of Section 2 relating to the 'Common Area'.

Identified by me:
[Signature]
Advocate

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA
WB/444/2005

Solemnly Affirmed & Declared
Before me on Identification
[Signature]

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

Deponent
EDEN ELEMENTS LLP
[Signature]
Designated Partner / Authorised Signatory

05 APR 2023

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No.....Rs.-10/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Koi-27

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA



AT ALIPORE POLICE COURT
BEFORE THE NOTARY PUBLIC

Subhankar Das

I, Subhankar Das, do hereby certify that the above is a true and correct copy of the original document as shown to me by the vendor, Subhankar Das, at Alipur Police Court, Koi-27, Alipur Collectorate, West Bengal, on the 13th day of April, 2022.

Subscribed and sworn to before me on this 13th day of April, 2022, at Alipur Police Court, Koi-27, Alipur Collectorate, West Bengal.

Identified by me
Advocate

Subhankar Das
Alipur Police Court, Koi-27

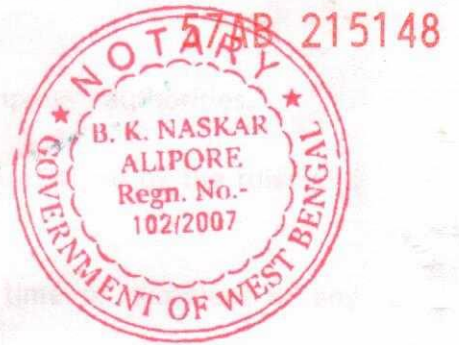
H. K. NASKAR, Notary
Alipore Police Court, Koi-27
Alipur Collectorate, West Bengal

02 APR 2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



FORM 'B'

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aditya Agarwal, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed in the capacity of partner of firm, being land owner entered in a Joint Development Agreement.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me is 31.12.2025.

Identified by me

Identified by me:

EDEN ELEMENTS LLP

Designated Partner / Authorised Signatory

05 APR 2023

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA
WE: 144/2005

011179

2- No T. J. 2021

Sl. No. Date
Name
Add.
AMT. 10/-

17 JUL 2021
17 JUL 2021

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

[Signature]
SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



AT ALIBORE POLICE COURT
BEFORE THE NOTARY PUBLIC

FOR ME
[Signature]

BY THE PRINTER OR ANY PERSON AUTHORIZED BY THE PRINTER

AT ALIBORE

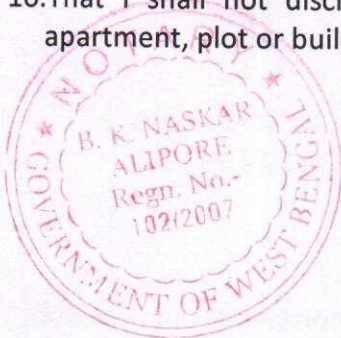
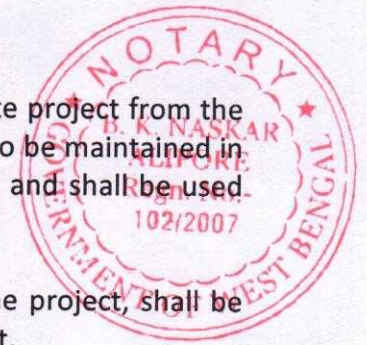
ATTEST: I, the undersigned, being a duly qualified and licensed Notary Public, do hereby certify that the above is a true and correct copy of the original document as presented to me for attestation and that the same has been attested by me in accordance with the provisions of the Notaries Act, 1956 and the Notaries (Registration) Act, 1956.

(Identified by me)

ADVOCATE

02 APR 2021

4. That seventy per cent of the amounts realized by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



EDEN ELEMENTS LLP

Designated Partner / Authorised Signatory

Deponent

Solemnly Affirmed & Declared
Before me on Identification

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

IDENTIFIED BY ME

Advocate

05 APR 2023