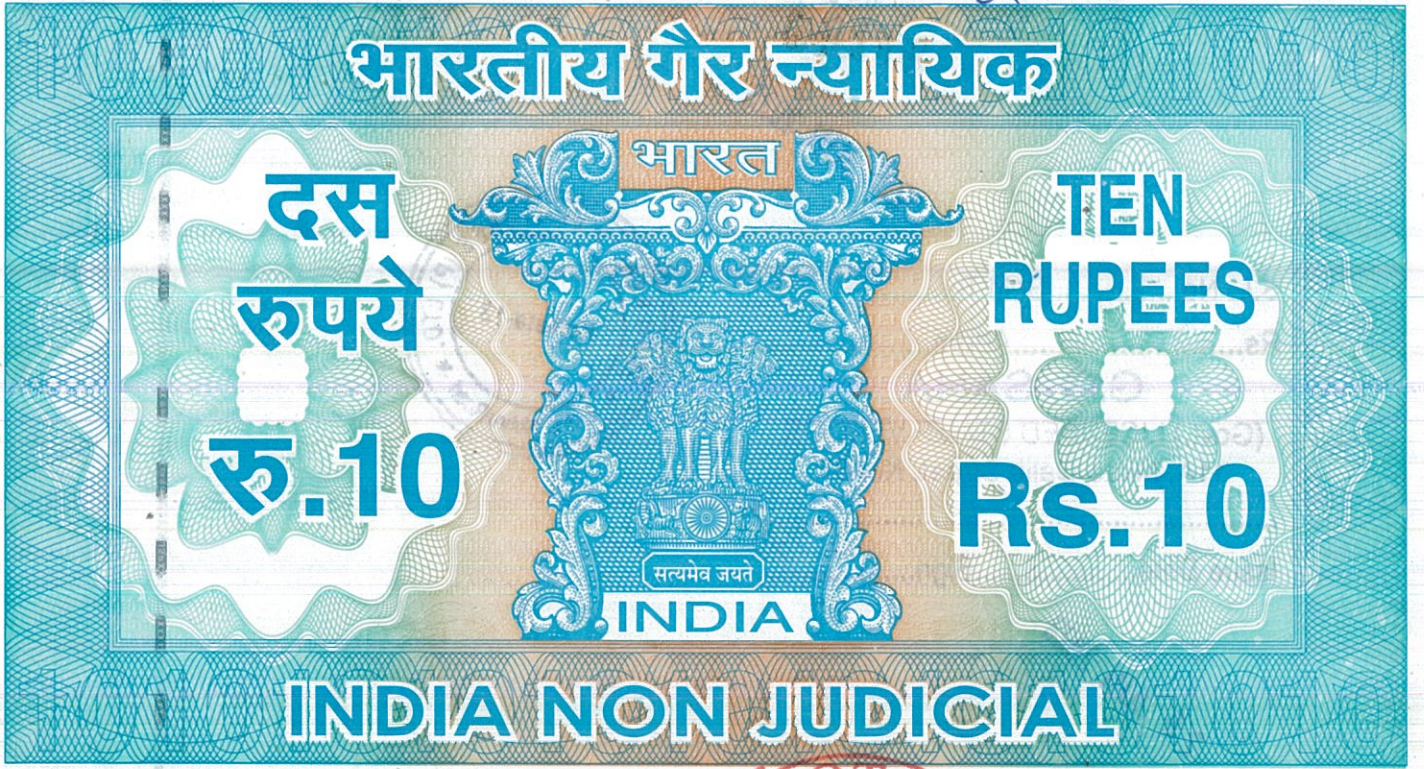
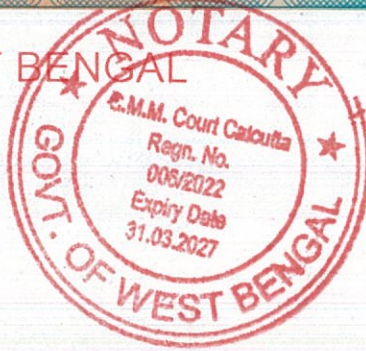


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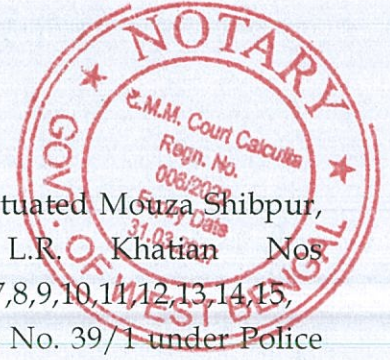
### Affidavit cum Declaration

Affidavit cum Declaration of MESSRS EDEN REALTY VENTURES PRIVATE LIMITED (P.A.N. No. AAACL9697H), (C.I.N. No. U70101WB2003PTC095829), a Company incorporated under the Companies Act, 1956, having its registered office at Metropolitan Building, 7, Jawahar Lal Nehru Road, Kolkata - 700 013, represented by its Director Sri Arya Sumant (P.A.N. No. BYMPS8656P) son of Sri Sachchidanand Rai, residing at Loudon Star, 21B Loudon Street, Kolkata-700016, Director of the proposed project, do hereby solemnly declare, undertake and state as under:

NIRMALYA DAS GUPTA  
Advocate Cum Notary  
REGN NO.-006/2022  
C M.M. Court Calcutta

18 OCT 2023





1. That the Promoter have a legal title to the land lying and situated Mouza Shibpur, J.L. No.1 Sheet Nos. 169, 170, 179, 180 L.R. Khatian Nos. 170,9,15,17,L.R.DagNos.12,13,39,40,41,42,44,45,60,61,62,63,6,7,8,9,10,11,12,13,14,15, 16,17,21,22,24,1,2, 11 being a portion of Municipal Premises No. 39/1 under Police Station Shibpur District Howrah, Pin Code- 711103 with project name Solaris Shalimar Phase 1B is proposed.

AND

a legally valid authentication of title of the land along with an authenticated copy of the development agreement between M/s Ideal Riverview Projects Private Limited (owner) and M/s Eden Realty Ventures Private Limited (promoter) for development of the real estate project is enclosed herewith.

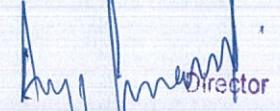
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by **M/s Eden Realty Ventures Private Limited** is 31.12.2028.
4. That seventy per cent of the amounts realized by **M/s Eden Realty Ventures Private Limited** for the real estate 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 **M/s Eden Realty Ventures Private Limited** 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 M/s **Eden Realty Ventures Private Limited** shall take all the pending approvals on time, from the competent authorities.
9. That M/s **Eden Realty Ventures Private Limited** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That M/s **Eden Realty Ventures Private Limited** 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 REALTY VENTURES PVT. LTD.

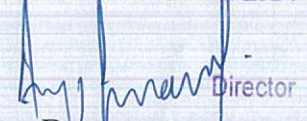
  
Director  
Deponent

#### Verification

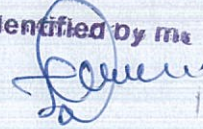
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

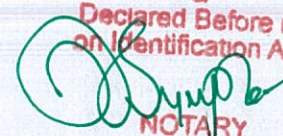
Verified by me at Kolkata, on this 16<sup>th</sup> October, 2023.

EDEN REALTY VENTURES PVT. LTD.

  
Director  
Deponent



Identified by me  
  
SOMA DUTTA  
Advocate

SOLEMNLY AFFIRMED  
&  
Declared Before me  
on Identification Adv.  
  
NOTARY  
N. DAS GUPTA  
C.M.M. Court  
Govt W.B.



NIRMALYA DAS GUPTA  
Advocate Cum Notary  
REGN NO.-006/2022  
C M.M. Court Calcutta

18 OCT 2023