

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 27AB 618811

FORM "A"

[See rule 3(2)]

**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 Flat No. 7, 3<sup>rd</sup> Floor, 13, Loudon Street, National Court Circus Avenue, Kolkata – 700018, Director of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That **M/s Development Corporation Private Limited** and **M/s Woodland Complex Private Limited** have a legal title to the land comprised in L.R. Dag Nos. 484, 489, 490, 491, 492, 493, 494, 495, 497, 498, 513, 514, 515, 516, 517, 727, 483, 485 and 499 at Mouza Bhasa, J.L. no 20, in L.R. Khatian Nos. 1466 and 1467, P.S. – Bishnupur, under Purba Bishnupur- Bhasa Gram Panchayat, Bishnupur I -

3 APR 2019

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.'s Court  
2 & 3 Banskhal Street  
Kolkata-700 001

141740

PANCHU GOPAL SHAW  
C.M.M. Court Advocate  
2, Bankshall Street  
Kolkata-700001

S.L. No..... Sold To.....

Rs..... Adrs.....

**G.C. SAHA**  
(Govt.) LICENSED STAMP VENDOR  
11A, Mirze Galib Street, Kol- 87

Issue Date..... Sign.....

28 AUG 2018



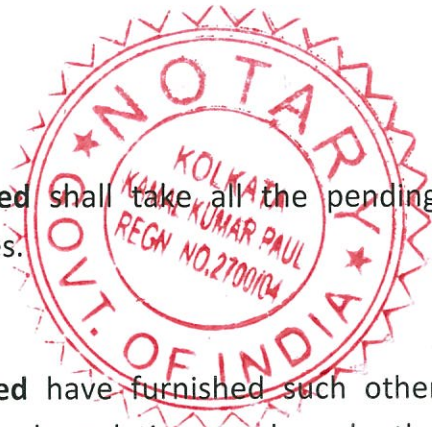
Development Block, in the District of South 24 Parganas, West Bengal, on which the development of the project name as **SOLARIS JOKA PHASE 1** is proposed to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the Agreement between such Owner and Developer for development of the Real Estate Project namely **SOLARIS JOKA PHASE 1** 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 30/11/2023.
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.**

*[Signature]*  
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 13<sup>th</sup> day of April, 2019

**EDEN REALTY VENTURES PVT. LTD.**

*[Signature]*  
Director

Deponent

**Identified by me**  
*[Signature]*  
Advocate  
SUNAN RAY  
CMM COURT

**Solemnly Affirmed & Declared Before me on Identification of Ld. Advocate**

*[Signature]*

**KAMAL KUMAR PAUL**  
NOTARY GOVT. OF INDIA  
Regd. No.2700/04  
C.M.M's, Court  
2 & 3 Bankshall Street  
Kolkata-700 001

**KAMAL KUMAR PAUL, NOTARY**  
Govt. of India, Regd. No. 2700/04

**13 APR 2019**