

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

20AB 109315



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, 3rd 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 Eden Realty Ventures Private Limited** have a legal title to the land at 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4, Ward No. 15, P.S.

P. K. Datta
Notary
Regn. No.: 1101/98
G.M.M.'s Court
13, Loudon Street
Calcutta - 700 018
4 SEP 2018

281932

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

Rs.....Addr.....

G.C. SAHA
(Govt.) LICENSED STAMP
11A, Mirza Galib Street, Koi-87

CHU GOPAL SHAW
Court Advocate
2, Bankshall Street
Kolkata-700001

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



03 JAN 2018

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Baranagar, Kolkata – 700108 on which the development of the project name as SOLARIS BONHOOGHLY is proposed.

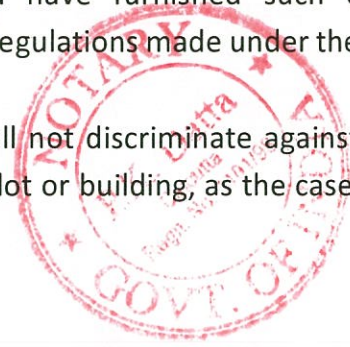
2. That the said land is free from all encumbrances, Save and Except that a loan is taken from the Housing Development Finance Corporation Limited (HDFC Bank) for the purpose of construction.
3. That the time period within which the project shall be completed by **M/s Eden Realty Ventures Private Limited** is 16.3.2021.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



P.K. Datta
Notary
Regn. No.: 1101/98
1 & 3, Bankshall Street
Kolkata - 700 001

04 SEP 2018

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]
Deponent
[Signature]
Director

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 29th day of August, 2018

[Signature]
Identified by me
Arun Kr. Sarkar
C.M.M.'s Court
Kolkata

So solemnly Affirmed &
Declared before me
Identification by advocate

[Signature]
P. K. DATTA
Notary

P. K. Datta
Notary
Regn. No: 1101/98
C.M.M.'s Court
8 & 3, Bankohall Street
Kolkata - 700 001

EDEN REALTY VENTURES PVT. LTD.

[Signature]
Deponent
[Signature]
Director

84 SEP 2018