



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 27AB 618822

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, 3rd Floor, 13, Loudon Street, National Court Circus Avenue, Kolkata – 700018, Promoter/Developer of the proposed project, duly authorised by the Owner/Promoter of the proposed project vide authorization in the form of Development Agreement vide Being No. 05410 of 2018 dated 4th May 2018, do hereby solemnly declare, undertake and state as under:

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.'s, Court
2 & 3 Bankshall Street
Kolkata-700.001

05 JAN 2019

EDEN REALTY VENTURES PVT. LTD.

Sri Arya Sumant
Director

141729

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, Mirza Galib Street, Kel-87

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

28 AUG 2018



THESE ARE THE ORIGINALS BUT THE



1. That the “**Land and Land Reforms Department**” and “**Refugee Relief and Rehabilitation Department**” of the **Government of West Bengal** have a legal title to the land at 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4, Ward No. 15, P.S. Baranagar, Kolkata – 700108 on which the development of the project name as BONORINI MARKET is proposed.

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 BONORINI MARKET 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 19/11/2019.
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

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[Signature]
Director

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 28th day of December, 2018

EDEN REALTY VENTURES PVT. LTD.


Director

Deponent

✓
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.'s, Court
2 & 3 Bankshall Street
Kolkata-700.001

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


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

5 JAN 2019