



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

20AB 763813



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 dated 15th March 2018, do hereby solemnly declare, undertake and state as under:

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

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EDEN REALTY VENTURES PVT. LTD.

Arya Sumant
Director



1. That **M/s Pyramid Enclave Private Limited**, have a legal title to the land at Premises No. 29, Kanailal Goswami Sarani under Ward No.17 of the Serampore Municipality, P.O. & P.S. Serampore, District – Hooghly, West Bengal on which the development of the project namely SOLARIS CITY SERAMPORE PHASE I 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 CITY SERAMPORE PHASE I 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 12.10.2023.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in promotion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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[Signature]
Director

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.

[Handwritten 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 15th day of October, 2018

EDEN REALTY VENTURES PVT. LTD.

[Handwritten Signature]
Director

Deponent

Signature Attested by me
an Identification of advocate

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