SI No. 04 dated 0 2 MAY 2023



পশ্চিমৰুগা पश्चिम बंगाल WEST BEN

BEFORE THE NOTARY ALIPORE JUDGES' COURT 81AB 639703

## TO WHOMSOEVER IT MAY CONCERN

Aditya Agarwal, S/O Sri Sunil Agarwal, aged about 38 Years, R/O 16/1 Palm Avenue, Ballygunge, Kolkata - 700019 duly authorised by the promoter of proposed project do hereby declare, undertake and state as under:

That the Agreement for sale / Builder buyer agreement of our Project "Eden Luxuria" is in accordance to Annexure – A of the West Bengal Real Estate (Regulation & Development) act, Rules, 2021.

That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation and Development) Act' 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021.

That if provision in Agreement for sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules 2021, the provisions of the said Act & Rules shall prevail in those cases.

4. That if any contradiction arises in the future the Deponent will be responsible for it.

SANJAY KUMAR JAIN ADVOCATE HIGH COURT, CALCUTTA WB/444/2005

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> SUBHASIS JANA Notary, Govt. of West Bengal Regd. No.: 094/2022

Deponent

EDEN ELEMENTS LLP

For,

Designated Partner / Authorised Signatory

0 2 MAY 2023

Name:

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

Vendor:
Alipore Collectorate, 24Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

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BEFORE THE NOTARY

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Line are Agreement for total 8 subter buyer agreement of our Project "Eden Luxuria"

Line are ordered to Annexion & A of the West General He's Estate (Regulation & Devalupment) tot, folks, 2021.

Devalupment of the terms and conditions of the Agreement for sale presented by US.

e the provisions of this Reel Estate (Rose) can and Development) Act 2016 & West Hengal Roal Crace (Regulation and Genelopment) Rules, 2021.

If provision is Agreeinant for sale is in contrevention with the Real Estate (distribution & Development) Act. — 15 & the West Gengal Real Estate (Regulation &

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