

पश्चिम बंगाल WEST BENGAL

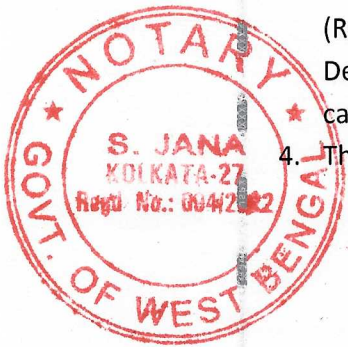
BEFORE THE NOTARY
ALIPORE JUDGES' COURT

38AA 285646

TO WHOMSOEVER IT MAY CONCERN

I Anirudh modi, S/O Sri Ashok Kumar Modi, aged about 46 Years, R/O 10 Lord Sinha Road, Kolkata - 700071 duly authorised by the promoter of proposed project do hereby declare, undertake and state as under:

1. That the Agreement for sale / Builder buyer agreement of our Project "Eden Lotus" is in accordance to Annexure – A of the West Bengal Real Estate (Regulation & Development) act, Rules, 2021.
2. 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.
3. 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
Enrolment No.- WB/444/2005

21 FEB 2025

Signature (S) of Executant (S)
attested on identification at
Alipore Judges' Court, Kolkata-
700 027 at Alipore, under the
Notaries Act, at.....A.M./P.M

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

Deponent

For, **EDEN ELEMENTS LLP**

Designated Partner / Authorised Signatory