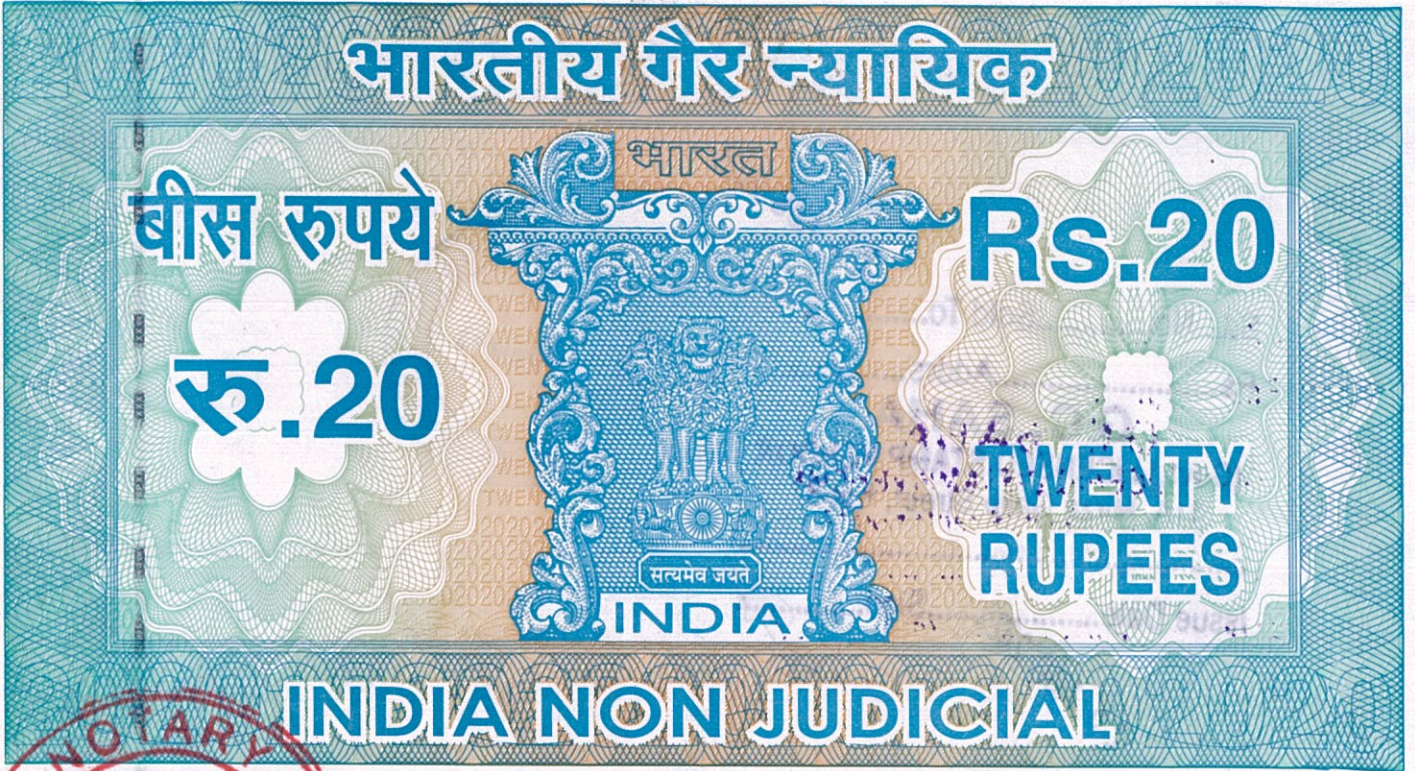
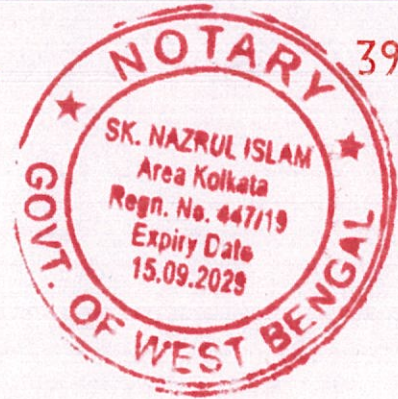


S.L. No. 52



बंगाल WEST BENGAL



39AA 829988

TO WHOMSOEVER IT MAY CONCERN

I, Arya Sumant (P.A.N. No. BYMPS8656P) son of Sri Sachchidanand Rai, residing at Loudon Star, 21B Loudon Street, Kolkata-700016, Director of MESSRS EDEN REALTY VENTURES PRIVATE LIMITED (P.A.N. No. AAACL9697H), (C.I.N. No. U70101WB2003PTC095829) (Promoter) of the proposed project lying and situated at Mouza Shibpur, J.L. No.1 Sheet Nos. 169, 170, 179, 180 L.R. Khatian Nos. 170,9,15,17,L.R.DagNos.12,13,39,40,41,42,44,45,60,61,62,63,6,7,8,9,10,11,12,13,14,15,16,17,21,22,24,1, 2, 11 being a portion of Municipal Premises No. 39/1 under Police Station Shibpur District Howrah, Pin Code- 711103 with project name **DEVPRAYAG-PRAKRITI**, do hereby solemnly affirm, declare, undertake and state as under:

1. That the Agreement for sale/Builder buyer agreement of our Project **DEVPRAYAG-PRAKRITI** is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

*Arya Sumant*

20 JAN 2026

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

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 20<sup>th</sup> day of January, 2026.



EDEN REALTY VENTURES PVT. LTD.

*[Signature]*  
Director  
Deponent

Solely Affirmed and  
Declared before me on the  
Identification of the Advocate.

*[Signature]*  
Notary  
SK. Nazrul Islam  
Notary, Govt. of W.B.  
Govt. No. 447/19  
City Civil Court, Calcutta

IDENTIFIED BY ME  
*[Signature]*  
20/1/2026  
ADVOCATE

20 JAN 2026