

39AA 829989

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 Loudon Star, 21B Loudon Street, Kolkata-700016, Director of the proposed project, do hereby solemnly declare, undertake and state as under:

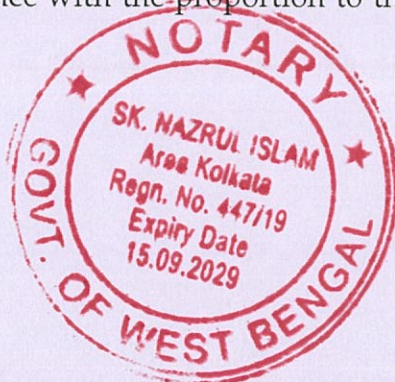
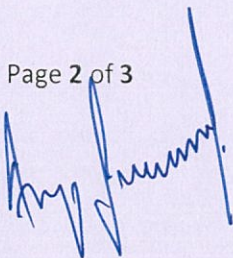
20 JAN 2026

1. That the Promoter have a legal title to the land lying and situated 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** is proposed.

AND

a legally valid authentication of title of the land along with an authenticated copy of the development agreement between M/s Ideal Riverview Projects Private Limited (owner) and M/s Eden Realty Ventures Private Limited (promoter) for development of the real estate project 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 31.07.2032.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in promotion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



20 JAN 2026

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.

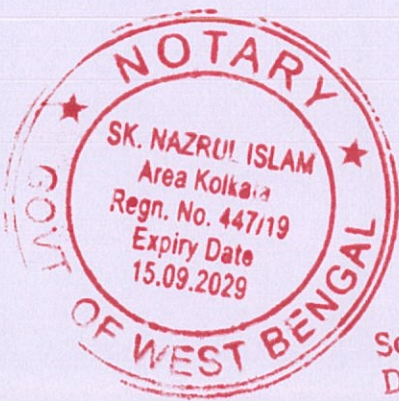
Deponent Director

Verification

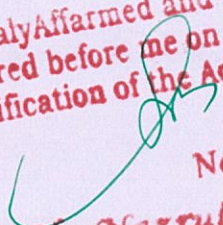
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

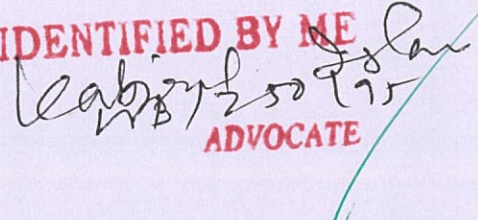
Verified by me at Kolkata, on this 20th day of January, 2026.

EDEN REALTY VENTURES PVT. LTD.

Deponent Director



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


Notary
SK. Nazrul Islam
Notary, Govt. of W.B.
Govt. No. 447/19
City Civil Court, Calcutta
20 JAN 2026

IDENTIFIED BY ME

ADVOCATE