

SL. No. 02 dated 13 APR 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 555704

BEFORE THE NOTARY
ALIPORE JUDGES' COURT

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aditya Agarwal promoter of the proposed project, namely, 'Eden Tolly Court' at 73/34, 73/34A, 73/34B & 73/34C Ramchandrapur (Julpia Road), Kolkata - 700 104, do hereby solemnly declare, undertake and state as under:

That we will abide by the provisions contained in Section 17 of the Act, read with Clause (n) of Section 2 relating to the 'Common Area'.

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

WB/444/2005



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

Nortech Property Pvt. Ltd.

Director/Authorised Signatory

13 APR 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 555705

BEFORE THE NOTARY
ALIPORE JUDGES' COURT

TO WHOMSOEVER IT MAY CONCERN

I 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:

1. That the Agreement for sale / Builder buyer agreement of our Project "Eden Tolly Court" 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

WB/444/2005

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SUBHASIS JANA
Notary, Govt. of West Bengal
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Deponent

For,

Nortech Property Pvt. Ltd.

Director/Authorised Signatory