



पश्चिम बंगाल WEST BENGAL

08AC 980790

BEFORE THE NOTARY
ALIPORE JUDGES' COURT

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 is under:

1. That the Agreement for sale / Builder buyer agreement of our Project "Eden Flora - II" 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.

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

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

Identified by
Debasish Chowdhury
Advocate
Alipore Judges' Court
Kol-700027
WB/929/1983

23 DEC 2025

Deponent
Nirmal Complex Pvt. Ltd.
For,
Director / Authorized Signatory