



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



FORM 'A'
[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum declaration of M/s. Siddha Real Estate Development Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street, (Said Promoter) of the project name "Siddha Eden Lakeville" (Said Project), represented by Priyaranjan Shrivastava, son of Joygovind Srivastava, by faith Hindu, by nationality Indian, by occupation Business, of Siddha Park, 99A, Park Street, Kolkata-700016, Post Office and Police Station Park Street, vide its/his/their authorization dated 06/06/2018;

I, Priyaranjan Shrivastava, duly authorized by the Said Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Eden Realty Ventures Private Limited (formerly Laxmi Realtors Private Limited), being the Lessee has a legal rights and interest to develop the land on which the development of the proposed project is to be carried out

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA AND
Regd. No. 2700/04
C.M.'s. Court
2 & 3 Bankshall Street
Kolkata-700 004

23 FEB 2019

636200

RUMA DAS
Advocate
Alipore Judges Court

13 FEB 2019

NO.

Name :

Address :

Vendor :

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

A legally valid authentication of rights and interest of such land along with an authenticated copy of the agreement between above mentioned owner and the Said Promoter for development of the real estate project is enclosed herewith.

2. That the land measuring 107.9255 (one hundred seven point nine two five five) decimal equivalent to 4367.556 (four three six seven point five five six) square meter, situate, lying at and being Municipal Premises No. 561/A (previously Premises No.561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108 within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, is free from all encumbrances save and except the construction finance taken from Yes Bank Limited and one pending Suit, which are as follows-

Ref no/case/suit/W.P. no/AOP no.	Plaintiff/petitioner/complainant/Appellant	Defendant/Respondent/Opposite Party	Pending Before Court	Present Status with Remarks
T.S. No. 358/2015	Eden Infrastructure Private Limited & Anr.	Eden Reality Venture & Siddha Projects Private Limited	1 st Civil Judge (Senior Division) at Barasat, North 24 Parganas.	Suit pending. No adverse order passed against Promoter till date.

3. That the time period within which the project is completed by the Said Promoter is February, 2023 for Harbour (Tower 1H) & Glacier (Tower 1G). for the second Phase
4. That seventy per cent of the amounts realized by Promoter 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 proportion to the percentage of completion of the project.
7. 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 that the Said Promoter 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.
8. That the Said Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Said Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Said Promoter 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.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.'s, Court
2 & 3 Bankshall Street
Kolkata-700 001

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 23rd day of February, 2019

23 FEB 2019 KAMAL KUMAR PAUL, NOTARY
Govt. of India, Regd. No. 2700/04

Deponent

Deponent



111-11