

SL No. 14 Dt. 3/12/19



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 Messieurs Siddha Town Baruipur LLP, having its registered office at Siddha Park, 6th Floor, 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal; the promoter (**Said Promoter**) of the project named **Siddha Suburbia Bungalow (Said Project)**, being represented by its Authorized Signatory, Mr. Dipankar Chandra Dey, son of Dulal Chandra Dey of Siddha Park, 99A, Park Street, 6th Floor, Kolkata-700016, Post Office Park Street, Police Station Park Street, vide its authorization letter dated 11/11/2019.

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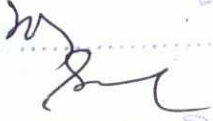
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ক্রেতার নাম

সং

মলা

Siddha Vinayam Bamlipttr LLP
6th Floor, 55A Park Street
6th Floor, Park, Kolkata-700016



ভেতার শ্রী সুব্রত মল্লিক
স্বাক্ষর চন্দননগর কোর্ট

I, Dipankar Chandra Dey ~~promoter of the proposed project~~/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. ~~That I/promoter have/has a legal title to the land on which the development of the project is proposed~~

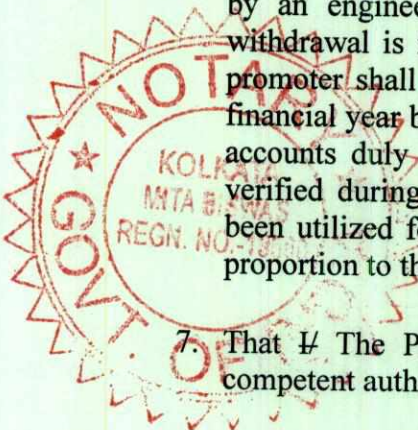
— OR

1. (i) Broad Tie Up Private Limited, (ii) Browse Merchants Private Limited, (iii) Browse Tie Up Private Limited, (iv) Darpad Promoters Private Limited, (v) Geranium Projects Private Limited, (vi) Majestic Conclave Private Limited, (vii) Panorama Marketing Private Limited (earlier known as Panorama Marketing Limited), (viii) Recoup Tracom Private Limited and (ix) Recoup Vinimay Private Limited are the owners of land measuring 206.0690 decimal equivalent to 124.8903 cottah equivalent to 8338.958 square meter (Said Land) have/~~has~~ a legal title to the land on which the development of the proposed project namely: **Siddha Suburbia Bungalow** to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the Said Land is free from all encumbrances save and except the Said Project is mortgaged by the Financial Institution/Bank, namely Federal Bank, for obtaining loan for the Said Project.
3. That the time period within which the project shall be completed by ~~me~~/promoter is 01st day of November, 2024 for the Said Project.
4. That seventy per cent of the amounts realized by ~~me~~/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 said project, shall be withdrawn in proportion to the percentage of completion of the said 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 that ~~I~~/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.
7. That ~~I~~ The Promoter shall take all the pending approvals on time, from the competent authorities.



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- 8. That ~~the~~ The Promoter ~~have~~/has furnished such other documents as have been prescribed by the rules and regulations made under the Act. ✓
- 9. That ~~the~~ The 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.

Dipankar Dey
Deponent

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 03rd day of December, 2019

Dipankar Dey
Deponent

Sudha Paul
Adv.
21/12/19



MITA BISWAS
NOTARY GOVT. OF INDIA
Regd. No.-13500
Kolkata (West Bengal)
High Court Calcutta

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

Mita Biswas
MITA BISWAS, NOTARY
Govt. of India, Regd. No.-13500

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