



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 27AB 667473

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 Real Estate Development Private Limited, a Company governing under the provisions of the Companies Act, 2013, having its registered office at 99A, Park Street, Kolkata-700016, Police Station Park Street, the promoter (**Said Promoter**) of the project name "**Siddha Esplanade**" (**Said Project**), being represented by its authorized signatory, Mr./Ms. Mohan Lal Agrawal, son of Deep Chand Agrawal, of Siddha Park, 99A, Park Street, 6th Floor, Kolkata-700016, Post Office Park Street, Police Station Park Street vide its authorization letter dated 06/06/2018.

✓
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M.'s. Court
7 & 3 Bankshali Street
Kolkata-700016

Mogha

31 AUG 2018

NO. 310430

NO. _____ Date _____

Name : _____

Address : _____

Vendor : _____

Siddha Real Estate Development Pvt. Ltd.
99A, Park Street, 6th Floor,
Kolkata-16

24 AUG 2018

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



I, Mohan Lal Agrawal ~~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

James Glendye & Company Private Limited, being the Lessee ~~have/has~~ a legal rights and interest to develop the land on which the development of the proposed project is to be carried out

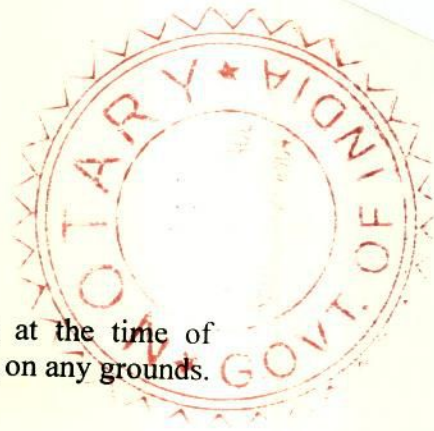
AND

a legally valid authentication of rights and interest 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 JM Financial Credit Solutions Ltd. , for obtaining construction loan for the Said Project.
3. That the time period within which the project shall be completed by ~~me/promoter~~ is March, 2020 for the First Phase.
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 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 ~~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.
8. That ~~I/~~ promoter shall take all the pending approvals on time, from the competent authorities.
9. That ~~I/~~ Promoter ~~have/has~~ furnished such other documents as have been prescribed by the rules and regulations made under the Act.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/94
C.M.'s. Court
2 & 3 Bankshahi Street
Kolkata-700 06

31 AUG 2018



10. That I/ 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.

Hogral
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 31st day of August, 2018

Identified by me

[Signature]
Arun Kr. Sarkar
C.M.M.'s Court
Kolkata

Hogral
Deponent

✓
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M.'s Court
2 & 3 Bankshali Street
Kolkata-700 011

Signature Attested Only
on identification of Ld. Advocate

[Signature]
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Kolkata, West Bengal

31 AUG 2018