



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 27AB 667462

**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 Eden Lakeville**" (**Said Project**), being represented by its authorized signatory, Priyaranjan Shrivastava, son of Jayagovind Srivastava 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.

P. K. Das  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Kolkata - 700 001

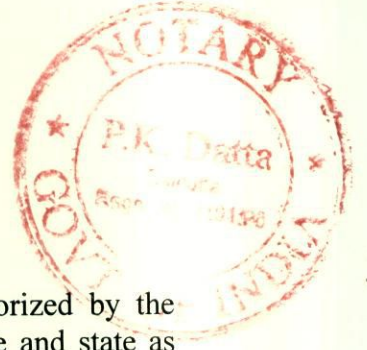
310419

RUMA DAS  
Advocate  
Alipore Judges Court

24 AUG 2018

NO. ....  
Name : .....  
Address : .....  
Vendor : .....

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



I, Priyaranjan Shrivastava ~~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

Eden Realty Ventures Private Limited (formerly Laxmi Realtors 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.

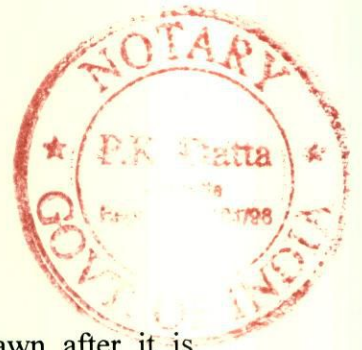
2. That the said land is free from all encumbrances save and except the Said Project is mortgaged by the Financial Institution/Bank, namely Yes Bank Ltd., for obtaining construction loan for the Said Project and-

Ref no/case/suit/WP.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	Eden Reality venture & Siddha Projects Pvt. Ltd.	1st Civil Judge (Senior Division) at Barasat	Suit pending & no adverse order against Promoter till date

3. That the time period within which the project shall be completed by ~~me~~/promoter is December, 2023 for the First Phase and Second Phase of 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 project, shall be withdrawn in proportion to the percentage of completion of the project.

P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.C. Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

31 AUG 2018



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 ~~H~~ 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 ~~H~~ promoter shall take all the pending approvals on time, from the competent authorities.
8. That ~~H~~ Promoter ~~have~~/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That ~~H~~ 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.

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 31<sup>st</sup> day of August, 2018

**AJIT DAS**  
Advocate  
High Court, Calcutta

Signature Attested by me  
on Identification of advocate

P. K. DATTA  
Notary

P. K. Datta  
Notary  
Regn. No. 1101/20  
C.M.M.'s Court  
1 & 3, Bankshall Street  
Kolkata - 700 009

Deponent

31 AUG 2018