

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 27AB 709023



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 SIDDHIVINAYAK REALCON LLP Promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26.08.2018;

I, RAJ KUMAR AGARWAL promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For SIDDHIVINAYAK REALCON LLP

*R. Agarwal*  
Authorized Signatory

**P. K. Datta**

Notary

Regn. No.: 1101/08

C.M.M.'s Court

2 & 3, Barkhata Street

Calcutta - 700 001

29 SEP 2018



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

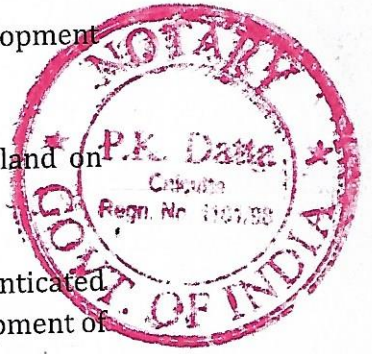
OR

M/S SIDDHIVINAYAK REALCON LLP have /has a legal title to the land on which the development of the proposed project is 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 land is subject to encumbrance for construction finance from Bajaj Finance Limited. 4<sup>th</sup> Floor, Survey 208/1-B, Viman Nagar, Pune - 411014.
3. That the time period within which the project shall be completed by me/ promoter is 31.12.2022.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 and 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/ promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.



Deponent

For SIDDHIVINAYAK REALCON LLP

P. K. Data

Notary

Regn. No. 1101/98

C.M.M.'s Court

7 & 3, Bankshall Street

Calcutta - 700 001

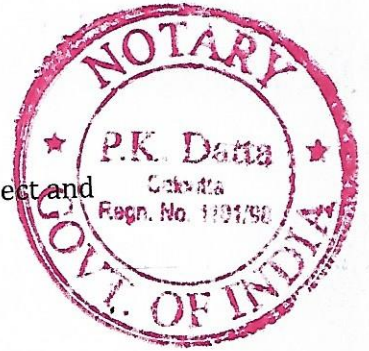
R. Agastya

Authorized Signatory

29 SEP 2019

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefore Verified by me at Kolkata on this 29<sup>th</sup> day of September, 2018.



Deponent

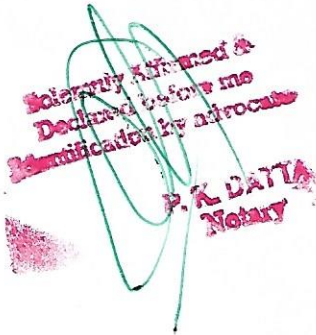
For SIDDHIVINAYAK REALCON LLP

*R. Agarwal*

Authorized Signatory

Identified by me

*Utpal Chandra Ghosh*  
Utpal Chandra Ghosh  
Advocate  
C.M.M. Court, Kol-1



P. K. Datta  
Notary  
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