

भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



बंगाल WEST BENGAL

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



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Messieurs Siddha Sphere 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 Galaxia Phase-III* (**Said Project**), being represented by its authorized signatory, Sanjay Kumar Bothra, son of Kishan Lall Bothra of Siddha Park, 99A, Park Street, 6th Floor, Kolkata-700016, Post Office Park Street, Police Station Park Street, vide its authorization letter dated 12.03.2020.

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 016

23 JUN 2020

21 JAN 2020

21 JAN 2020

SIDDHA SPHERE LLP
99A, Park Street, 6th Floor,
Kolkata-76

40252

Serial No.:

Name:

Address:

8, Lyons Range, Kolkata- 700 001

Date: Licensed Stamp Vendor
H-CWOSH

I, Sanjay Kumar Bothra ~~promoter of the proposed project~~/duly authorized by the Said Promoter of the Said 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. That (i) M/s. Acanthus Estates Private Limited, (ii) M/s. Amanat Traders Private Limited, (iii) M/s. Bhairavkripa Impex Private Limited, (iv) M/s. Gyaneshwar Promoters Private Limited, (v) M/s. Jograj Complex Private Limited, (vi) M/s. Jograj Enclave Private Limited, (vii) M/s. Jograj Projects Private Limited, (viii) M/s. Khatuwala Griha Nirman Private Limited, (ix) M/s. Mackenzie Barter Private Limited, (x) M/s. Magnitude Realestate Private Limited, (xi) M/s. Raspberry Enclave Private Limited, (xii) M/s. Ricardia Vincom Private Limited, (xiii) M/s. Tangerime Villa Private Limited, (xiv) M/s. Tiffany Barter Private Limited, (xv) M/s. Wisecrack Marketing Private Limited and (xvi) M/s. Siddha Real Estate Development Private Limited are the owners of land measuring 207.3382 (two hundred and seven point three three eight two) decimal equivalent to 125.6595 (one hundred and twenty five point six five nine five) cottah equivalent to 8390.6094 (eight thousand three hundred and ninety point six zero nine four) square meter (Said Land) ~~have/has a~~ legal title to the land on which the development of the proposed project namely **Siddha Galaxia Phase-III** 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 Tata Capital Housing Finance Limited, for obtaining construction loan for the Said Project.
3. That in the Said Project following two litigations are pending and in which no adverse order has yet been passed
 - (i) Title Suit No. 451 of 2017 and (ii) Title Suit No. 807 of 201.
4. That the time period within which the Said Project shall be completed by ~~me~~/promoter is 28th day of May, 2024.
5. That 70% (seventy) per cent of the amounts realized by the Said ~~me~~/Promoter for the present 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.
6. 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.

PADMA DAS
NOTARY
Regd. No. 13771/18
C.M.M.'s Court
Kolkata-700 004

23 JUN 2020

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

Su. Botlura
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 22nd day of June, 2020.



Identified by me
Sampa Paul
Advocate
Sampa Paul
C.M.M. Court, Kolkata

Su. Botlura
Deponent



SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
[Signature]
PADMA DAS
NOTARY

23 JUN 2020

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700 001

