



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

88AB 768144




FORM 'B'

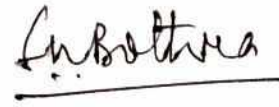
[See Rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL  
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED  
BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Sanjay Kumar Bothra (PAN AEFPB3025B), son of Kishan Lall Bothra, aged about 55 years, by faith Hindu, by nationality Indian, by occupation Service, duly authorized by the promoter "Siddha Real Estate Development Private Limited" (PAN AAJCS6830L), a company within the meaning of the Companies Act, 2013, having its registered office at Siddha Park, 99A, Park Street, Kolkata - 700016, Police Station Park Street, West Bengal, of the proposed project "Siddha Serena Phase - II".

  
REKHA TEWARI  
NOTARY  
Regd. No. - 10288/13  
GOVT. OF INDIA

  
S. Bothra

08 DEC 2023

253373

No.....Rs.....  
Name.....  
Address.....  
Vender.....

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



99A, PARK STREET  
KOL - 16  
SUDHA REAL ESTATE DEVELOPMENT PVT. LTD.

22 NOV 2023





I, Mr. Sanjay Kumar Bothra, duly authorized by the promoter of the proposed project "Siddha Serena Phase - II" do hereby solemnly declare, undertake and state as under:

1. The Company mentioned in Schedule A below has the legal title to the land on which the development of the proposed project by the developer is been carried out.

AND

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

2. That the said land has no encumbrances whatsoever including any rights, title, interest or name of any party in or over such land, save and except Construction Finance from Tata Capital Housing Finance Limited.
3. That the time period within which the project shall be completed by me/developer is December 2029.
4. That seventy percent of the amounts realised by me/developer 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.
7. That I/developer 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / developer shall take all the pending approvals on time, from the competent authorities.
9. That I/ developer have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / developer 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.

REKHA TEWARI  
NOTARY  
Regn. No.- 10268/13  
C.M.M.'s. Court  
Kolkata - 700 001

Sanjay Kumar Bothra

08 DEC 2023

**"Schedule A"**

(Absolute Owner of the Project Property)



**ARCH GRIHA NIRMAN PRIVATE LIMITED** [PAN AAFCA2450E and CIN U70101WB2005PTC103609], a Company within the meaning of The Companies Act, 2013, having its registered office at 99A, Park Street, Police Station and Post Office – Park Street, Kolkata – 700016, District – Kolkata.

Deponent  
For Siddha Real Estate Development Private Limited

Siddha Real Estate Development Private Limited

A handwritten signature in blue ink, appearing to read "Sanjay Kumar Bothra".

Director / Authorised Signatory

Sanjay Kumar Bothra  
Authorised Signatory

**REKHA TEWARI**  
NOTARY  
Regn. No.- 10288/13  
C.M.M.'s Court  
Kolkata - 700 001

08 DEC 2022



### 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 08<sup>TH</sup> Day of DECEMBER, 2023.

Deponent

For Siddha Real Estate Development Private Limited

Siddha Real Estate Development Private Limited

Sanjay Kumar Bothra

Director / Authorised Signatory

Sanjay Kumar Bothra  
Authorised Signatory

Identified by me  
Soma Dutta

Advocate

C.M.M. Court, Kolkata-1  
Regn No.- F-1496/21

SOLENNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

Rekha Tewari  
REKHA TEWARI  
NOTARY

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M. Court  
Kolkata-1

08 DEC 2023