

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

87AB 060660



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, by faith Hindu, by nationality Indian, by occupation Service, duly authorized by the promoter "M/S Siddha Real Estate Development Private Limited" (PAN AAJCS6830L), a company incorporated under the Companies Act, 1956 and governed by the Companies Act, 2013, having its registered office at 6th Floor, 99A, Park Street, Siddha Park, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal, of the proposed project "Siddha Serena – Tower 1, Ground Floor of G + 2 Podium & Club"; vide its authorization letter dated 04/09/2019.

1


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

11 AUG 2023

124125

27 JUL 2023

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

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

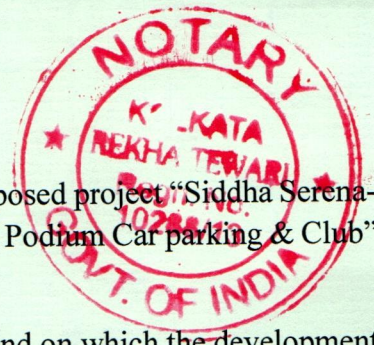
Issue Date.....Sign.....

27 JUL 2023



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I, Mr. Sanjay Kumar Bothra, duly authorized by the promoter of the proposed project "Siddha Serena-Phase-I, comprising of 1 (one) building of G+32, Ground Floor of G + 2 Podium Car parking & Club" do hereby solemnly declare, undertake and state as under:

1. 2 companies 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 Housing Finance Limited.
- That the time period within which the project shall be completed by me/developer is December'2028 for "Siddha Serena –Phase-I, comprising of 1 (one) building of G+32, Ground Floor of G + 2 Podium Car Parking & Club".
3. 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.
4. 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.
5. 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.
6. 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.
7. That I / developer shall take all the pending approvals on time, from the competent authorities.
8. That I/ developer have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

Deponent

For M/s Siddha Real Estate Development Private Limited

Sanjay Kumar Bothra

Sanjay Kumar Bothra
Authorised Signatory

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

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

11 AUG 2023



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 11th Day of August, 2023.

Deponent

For M/s Siddha Real Estate Development Private Limited

Sanjay Kumar Bothra

Sanjay Kumar Bothra
Authorised Signatory

11 AUG 2023



“Schedule A”

(1 to 2 are the joint and absolute owners of the Project Property)

1. **ARCH GRIHA NIRMAN PRIVATE LIMITED**, 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, West Bengal.
2. **HAPPY VALLEY REALTORS PRIVATE LIMITED**, a Company within the meaning of The Companies Act, 2013, having its registered office at 4, Fairlie Place, 5th floor, Police Station Hare Street, Post Office GPO, Kolkata-700001, District-Kolkata, West Bengal.

11 AUG 2023