



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 788157

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 - III".

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.I.s' Court
2 & 3 Bankshall Street
Kolkata-700001

Sanjay Bothra

10 JUL 2024

10 JUL 2024

79180

13 JUN 2024

Siddha Real Estate Development (P) Ltd.
99A, Park Street
Kolkata-700 016

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

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

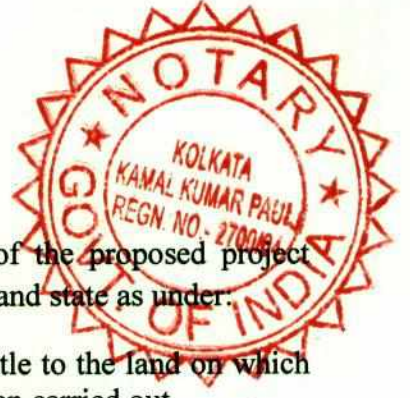
G.C. SAHA

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Kol-87

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

13 JUN 2024



I, Mr. Sanjay Kumar Bothra, duly authorized by the promoter of the proposed project "Siddha Serena Phase - III" 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 31/12/2030.
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.

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10 JUL 2024

"Schedule A"

(Absolute Owner of the Project Property)

BODHI COMPLEX PRIVATE LIMITED (formerly known as 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.



For Siddha Real Estate Development Private Limited

Siddha Real Estate Development Private Limited*Sanjay Kumar Bothra***Authorized Signatory**

(Deponent)

Sanjay Kumar Bothra

Authorised Signatory

✓
KAMAL KUMAR PAUL
 NOTARY GOVT. OF INDIA
 Regd. No. 2700/04
 G.M.Ms' Court
 2 & 3 Bankshall Street
 Kolkata-700001

10 JUL 2021



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 10th Day of July, 2024.

Deponent

For Siddha Real Estate Development Private Limited

Siddha Real Estate Development Private Limited

Sanjay Kumar Bothra

Authorized Signatory

Sanjay Kumar Bothra

Authorised Signatory



Identified by me

TINA DAS
Advocate
Regn No. - F-1322721

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.Ms' Court
2 & 3 Bankshall Street
Kolkata-700001

Solemnly Affirmed & Declared Before
me on Identification of Advocate

KAMAL KUMAR PAUL, NOTARY
Govt. of India Regn. No.-2700/04

10 JUL 2024

10 JUL 2024