



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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 Town Baruipur LLP" (PAN ACJFS3627E), a limited liability partnership firm incorporated under the Limited Liability Partnership Act, 2008, 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 Suburbia Bungalow – Phase III", vide its authorization letter dated 10/01/2023.

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

Sanjay Bothra

17 APR 2023

305229

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

Rs.....Addr.....

**G.C. SAHA**

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

**SIDDHA TOWN BARUIPUR LLP**  
99A, PARK STREET  
KOL - 16

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



**13 MAR 2023**

**13 MAR 2023**

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

1. 9 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 JM Financial Credit Solutions Limited.
3. That the time period within which the project shall be completed by me/developer is July, 2025 .
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

Deponent

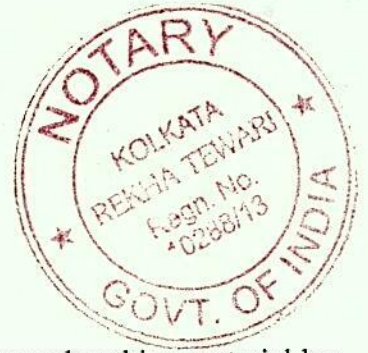
For M/s Siddha Town Baruipur LLP

Sanjay Kumar Bothra

Sanjay Kumar Bothra  
Authorised Signatory

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

21 APR 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 21<sup>st</sup> Day of APRIL, 2023.

Deponent

For M/s Siddha Town Baruipur LLP

Sanjay Kumar Bothra

Sanjay Kumar Bothra  
Authorised Signatory

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

REKHA TEWARI  
NOTARY



Identified by me  
  
TINA DAS  
Advocate  
Regn No. - F-1322/21

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

21 APR 2023

**“Schedule A”**



(1 to 9 are the joint and absolute owners of the Project Property)

1. **Broad Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013 having its registered office at 91A/1 Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [ **PAN AAECB6602N**]
2. **Browse Merchants Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [ **PAN AAECB6460G**]
3. **Browse Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [ **PAN AAECB6459P**]
4. **Darpad Promoters Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhas Road, Police Station Hare Street, Post Office G.P.O., Kolkata-700001, District Kolkata, West Bengal [ **PAN AAECD2509A**]
5. **Geranium Projects Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, Police Station Bowbazar, Post Office Bowbazar, Kolkata-700012, District Kolkata, West Bengal [ **PAN AAECG6232B**]
6. **Majestic Conclave Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 131, Bakul Bagan Road, Police Station Bhowanipor, Post Office Bhowanipor, Kolkata-700025, District Kolkata, West Bengal [ **PAN AAHCM4356P**]
7. **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [ **PAN AAFCR4144Q**]
8. **Recoup Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [ **PAN AAFCR4143K**]
9. **Panorama Marketing Private Limited**, a company incorporated under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013, having its registered office at 1, Sarojini Naidu Sarani, Shubham Building, Unit 307, Police Station Park Street, Post Office Shakespeare Sarani, Kolkata-700017, District Kolkata, West Bengal [ **PAN AABCP1466H**]

REKHA TEWARI  
NOTARY  
Regd. No.-10288/13  
Chennai Court  
Kolkata - 700 001

21 APR 2023