



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

77AB 757892



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 Sphere LLP" (PAN ACBFS0997D), 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 Galaxia - Block 11 (Capella)", vide its authorization letter dated 10/01/2023.

I, Mr. Sanjay Kumar Bothra, duly authorized by the promoter of the proposed project "Siddha Galaxia - Block 11 (Capella)" do hereby solemnly declare, undertake and state as under:

27 MAR 2023

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

306826

14 MAR 2023

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

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

**SIDDHA SPHERE LLP**  
99A, Park Street, 6th Floor,  
Kolkata-16

**G.C. SAHA**

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

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



14 MAR 2023

1. 21 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 the following:

SL	Ref: No./Suit/Case/WP/No./AOP/No.	Plaintiff/Petitioner/Complainant/Appellant	Defendant/Respondent/Opposite Party	Pending Before Court	Last Date	Last Date for what
1	T.S. No. 451 of 2017	Safiar Rahman & Anr.	Clematis Dealcom Pvt. Ltd	Learned Civil Judge, Senior Division, 1st Court at Barasat	22.12.22	For Hearing
2	T.S. No. 351 of 2019	Sobratana Bibi	Budhay Mondal & Ors.	1st Civil Judge, Jr. division, Barasat	22.12.22	For SR AD
3	T.S. No. 271 of 2016	Khairannessa Bibi	Brim Vinimoy Pvt. Ltd. & Ors.	1st Civil Judge, Junior Division, Barasat	09.03.23	For filing WS
4	T.S. No. 541 of 2022	Seikh Abdulla	Siddha Sphere LLP	1st Court, Civil Judge, Junior Division, Purba Bardhaman	02.03.23	For WS

SL	Name of the Borrower	Name of the Lender	Address of the Lender	Type of Loan	Loan Amount
1	Siddha Sphere LLP	Tata Housing Finance Ltd.	Flat No. 2C & 2D, South Block, Park Plaza, 71, Park Street, Kolkata 700016	Construction Finance	Rs. 110 Cr.

3. That the time period within which the project shall be completed by me/developer is **31<sup>st</sup> May, 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 a engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

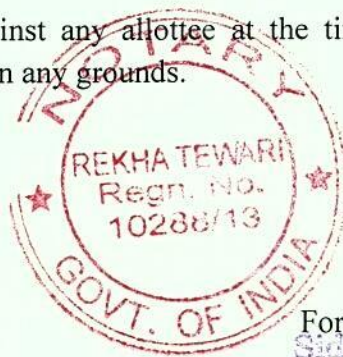


REKHA TEWARI  
NOTARY

Reg. No.- 10288/13

27 MAR 2023

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 Sphere LLP  
Siddha Sphere LLP

Sanjay Kumar Bothra  
Authorised Signatory

Sanjay Kumar Bothra  
Authorised Signatory

**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 27<sup>th</sup> Day of March, 2023.

Deponent

For M/s Siddha Sphere LLP  
Siddha Sphere LLP

Sanjay Kumar Bothra  
Authorised Signatory

Sanjay Kumar Bothra  
Authorised Signatory

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

RS  
REKHA TEWARI  
NOTARY

**IDENTIFIED BY ME**  
P.G Shaw  
Enrolment No. F-692/683  
Advocate

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

27 MAR 2023

**“Schedule A”**

(1 to 21 are the joint and absolute owners of the Project Property)

1. **Mormukut Griha Nirman Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [ **PAN AAICM1450D**].
2. **Mormukut Infrastructure Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [ **PAN AAICM1453A**].
3. **Mormukut Developers Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [ **PAN AAICM1459L**].
4. **Alobha Enclave Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 3rd Floor, Room No.310, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [ **PAN AALCA0639F**].
5. **Maryland Enclave Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 28, B.T. Road, Post Office Cossipore, Police Station Cossipore, Kolkata 700002, West Bengal [ **PAN AAICM2503M**].
6. **Unnati Sales Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 103, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [ **PAN AAACU8339B**].
7. **Digvijay Tieup Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, 1st Floor, Suite No. 3, Post Office Bowbazar, Police Station Bowbazar, Kolkata 700012, West Bengal [ **PAN AACCD4053D**].
8. **Gopalpriya Developers Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [ **PAN AAECG6791M**].
9. **Banke Bihari Infradev Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [ **PAN AAFCB1611C**].
10. **Bhalchandra Housing Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [ **PAN AAFCB3312G**].
11. **Moneyfold Enclave Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [ **PAN AAICM3889N**].
12. **Mormukut Enclave Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 109, Park Street, 2nd Floor, Post Office Park Street, Police Station Park Street, Kolkata 700016, West Bengal [ **PAN AAICM1458M**].
13. **Entice Projects OPC Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 8A, Kolupukur Road, 1st Floor, C/O Ajay Kumar Seksaria, RGM 4, Flat No. 1G, Post Office Hatiara, Police Station Baguihati, Kolkata 700157, West Bengal [ **PAN AADCE7155L**].

**REKHA TEWARI**  
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**Siddha Sphere LLP**  
*S. Battara*  
Authorised Signatory

**27 MAR 2023**

14. **Aksharvani Commercial Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [ **PAN AAMCA3133H**].
15. **Snowball Impex Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 545/1, G. T. ROAD (South), Shyam Market, 1st Floor, Shop No. 30 & 31, Post Office Howrah, Police Station Howrah, Howrah 711101, West Bengal [ **PAN AAQCS6470F**].
16. **Hazel Nirman Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 103, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [ **PAN AACCH7817D**].
17. **Scarlet Nirman Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [ **PAN AAQCS6067G**].
18. **Gardenia Impex Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room No. 309, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [ **PAN AAECG4708J**].
19. **Cosmos Mansions Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room No. 309, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [ **PAN AAECG6924A**].
20. **Laburnum Vinimay Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Room No. 504/5, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [ **PAN AACCL2711L**].
21. **Gilliflower Developers Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at P-12, New Howrah Bridge Approach Road, 1st Floor, Room No. 111, Post Office Khengrapatti, Police Station Burrabazar, Kolkata 700001, West Bengal [ **PAN AAECG7391R**].

**Siddha Sphere LLP**

*S. Bhatia*

Authorised Signatory

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**27 MAR 2023**