



পশ্চিমবঙ্গ সরকার বঙ্গাল 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 **M/s. Siddha Town Baruipur LLP** (PAN ACJFS3627E), a limited liability partnership, 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, being Promoter of the proposed project namely "Siddha Suburbia Bungalow, Phase IV", represented by its authorised signatory namely Mr. Sanjay Kumar Bothra, son of Kishan Lall Bothra, by faith Hinduism, by nationality Indian, by occupation Service, duly authorized by the Promoter, vide its authorization letter dated 04/08/2023.

Sanjay Kumar Bothra
19 JUL 2024

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

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

1. That (a) **M/s. Browse Merchants Private Limited**, (b) **M/s. Browse Tie Up Private Limited** and (c) **M/s. Recoup Tracom Private Limited** all are companies incorporated under the Companies Act, 1956, and governed under the provisions of the Companies Act, 2013, having their registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, District Kolkata, Kolkata-700016, West Bengal, have the legal title to the land on which the development of the proposed project is to be carried out.

AND

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

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is **31st Day of March, 2027**.
4. That Seventy percent of the amounts to be realised by Promoter 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the Promoter 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, the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.

19 JUL 2024

Sanjay Kumar Bothra

MEKHA TEWARI
NOTARY
Regn. No. 10288/19
C.M.M. & Com.
Kolkata - 700 001

10. That the Promoter 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.

Place: Kolkata
Date: 19/07/2024

S. Bothra
Deponent
For **M/s Siddha Town Baruipur LLP**
(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 19th Day of July, 2024

S. Bothra
Deponent
For **M/s Siddha Town Baruipur LLP**
(Sanjay Kumar Bothra
Authorised Signatory)

Filed by
Shreyosi Bhattacharya
F/219/2023
SHREYOSI BHATTACHARYA
ADVOCATE
Alipore and Sealdah Court.

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

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

19 JUL 2024

Identified by Me
Pranab Chakraborty
Advocate
Enrollment No. WB/154-A/1991
C.M.M. Court, Kolkata