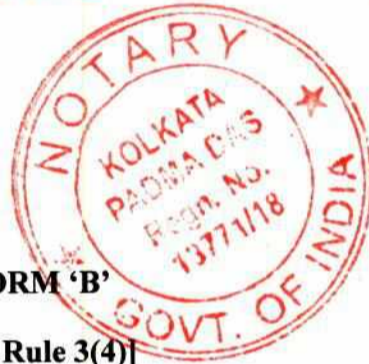




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

87AB 270451



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 Sky Phase II (Blu).

SIDDHA REAL ESTATE DEVELOPMENT PVT LTD

**PADMA DAS**  
**NOTARY**  
Regn. No.-13771/18  
C.M.M's Court  
Kolkata- 700 001

*San Bothra*

Authorised Signatory

9 OCT 2023

1

160770

24 AUG 2023  
SIDHA REALESTATE DEVELOPMENT PVT. LTD,  
99A, PARK STREET  
KOL - 16

S.L. no.....Sold To.....

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

**G.C. SAHA**

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

.....

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



24 AUG 2023





I, Mr. Sanjay Kumar Bothra, duly authorized by the promoter of the proposed project Siddha Sky Phase II (Blu) do hereby solemnly declare, undertake and state as under:

1. 4 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 Capital Housing Finance Limited.
3. That the time period within which the project shall be completed by me/developer is September 2028.
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.

SIDDHA REAL ESTATE DEVELOPMENT PVT LTD

Sanjay Kumar Bothra

Authorised Signat

PADMA DAS  
NOTARY  
Regd. No. -13771/18  
Ch. of Court  
Kolkata - 700 001

09 OCT 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 9<sup>th</sup> Day of October, 2023.

For Siddha Real Estate Development Private Limited  
SIDDHA REAL ESTATE DEVELOPMENT PVT LTD

Sanjay Kumar Bothra

Authorized Signat  
Deponent

Sanjay Kumar Bothra  
Authorised Signatory

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

PADMA DAS  
NOTARY

PADMA DAS  
NOTARY  
Regn. No.-13771/18  
C.M.M's Court  
Kolkata- 700 001

09 OCT 2023



**“Schedule A”**



(1 to 4 are the joint and absolute owners of the Project Property)

1. **Spring City Nirman LLP [PAN AASFP8849E]** (formerly known as Paks Trade Centre LLP having the same PAN AASFP8849E and more formerly known as Paks Trade Centre Private Limited), a limited liability partnership, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Circus Avenue
2. **Springcity Buildcon LLP [PAN ADCFS7083G]** (formerly known as Springcity Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited), a limited liability partnership, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Circus Avenue
3. **Spring City Realtors LLP [PAN AAJFH5883R]** (formerly known as Harmony Merchants LLP having the same PAN AAJFH5883R and more formerly known as Harmony Merchants Private Limited), a limited liability partnership, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Circus Avenue
4. **Spring City Ecobuilders LLP [PAN AAOFV0487C]** (formerly known as Vardhaman Gears LLP having the same PAN AAOFV0487C and more formerly known as Vardhaman Gears Private Limited), a limited liability partnership, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4th floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Circus Avenue

SIDDHA REAL ESTATE DEVELOPMENT PVT. LTD.

*S. Bathua*  
Authorised Signatory

**PADMA DAS**  
**NOTARY**  
Regn. No.-13771/18  
C.M.M's Court  
Kolkata- 700 001

**09 OCT 2023**