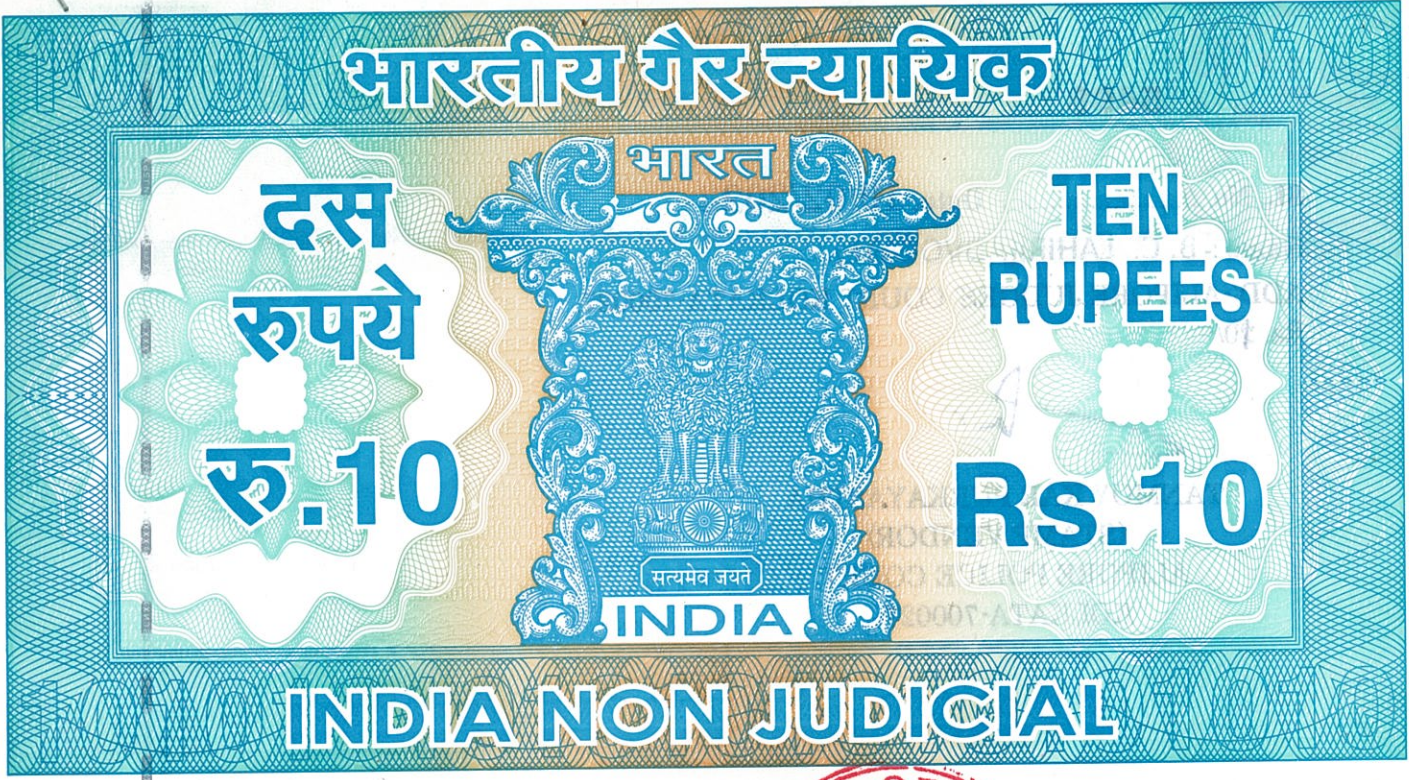


Sl. No. 162



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

81AB 517162



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

We, **M/s Siom Realty Private Limited** (PAN - AAECM1910C, CIN-U70101WB2005PTC101917), a company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at No. 11/1, Sunny Park, 1st Floor, Kolkata-700019



28 APR 2023

5498

SL. No..... Date. 10/02/2023

Name :- B. C. LAHIRI(ADVOCATE).

ADD:-ALIPORE JUDGES' COURT KOLKATA-700027.

Rs. 10/-



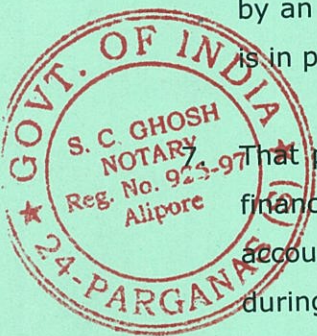
TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027





through its director **Mr. Sameer Vikram Agarwal** (PAN-ADYPA4896M, Aadhar Card, No. 784426151812) son of Sri Vikram Chand Agarwal, by faith – Hindu, by occupation-Business, residing at 3/2A, Garcha 1st Lane, Maniam Apartment, Post Office – Ballygunge, Police Station – Gariahat, Kolkata-700019, do hereby solemnly declare, undertake and state as under :-

1. That **M/s Mani Realty Private Limited** (formerly Shahi Enclave Private Limited) [**CIN U45400WB200PTC122273 PAN : AALCS6142H**], a company incorporated under the Indian Companies Act, 1956, having its present Registered Office at Premises No. 164/1, Manicktala Main Road, P.O. Kankurgachi and P.S. Phoolbagan, Kolkata 700 054, have a legal title to the land on which the development of the proposed project "Shreemanihaat" which is situated at municipal premises 40, Mahatma Gandhi Road, Kolkata 700009, Ward No.49, Borough V under The Kolkata Municipal Corporation is to be carried out, and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
 2. That the said land is free from all encumbrances, however its is presently subject to charge in favour of Piramal Capital and Housing Finance Limited.
 3. That the time period within which the project shall be completed by me/ promoter is 30th September, 2027.
 4. That 70% (Seventy) percent of the amounts realised by the 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 only 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.
- That 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.



28 APR 2023



8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

SIOM REALTY PRIVATE LIMITED

[Signature]
DIRECTOR/ AUTHORISED SIGNATORY

Deponent

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 **28th April, 2023.**

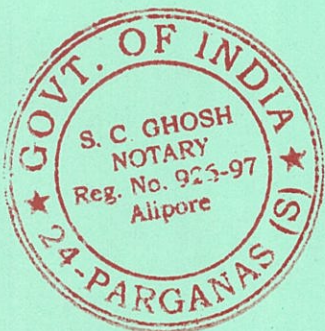
SIOM REALTY PRIVATE LIMITED

[Signature]
DIRECTOR/ AUTHORISED SIGNATORY

Deponent

Identified by me

[Signature]
Advocate



Solemnly Affirmed & Declared
Before me on identification

[Signature]
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

28 APR 2023