



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

77AB 641124

BEFORE THE NOTARY PUBLIC  
AT ALIPORE, KOLKATA-27

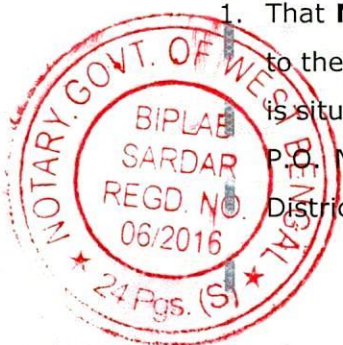


FORM-B  
[see rule 3(4)]

**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, 1<sup>st</sup> Floor, Kolkata-700019 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 1<sup>st</sup> Lane, Maniam Apartment, Post Office - Ballygunge, Police Station - Gariahat, Kolkata-700019, do hereby solemnly declare, undertake and state as under :-

1. That **M/s Gourik Builders LLP & 21 Others (Annexure - A)** have a legal title to the land on which the development of the proposed project "Mani Casa 2" which is situated at Mouza Chakpachuria, J.L. No.33, P.S. New Town (formerly Rajarhat), P.O. New Town, Kolkata 700156, within Patharghata Gram Panchayat, Rajarhat, District North 24 Parganas, West Bengal is to be carried out,



01 MAR 2023



286255

S.L. No.....Sold To.....  
Rs.....Addr.....  
G.C. SAHA  
(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Galib Street, Kol-87

UTPAL SEN CHOWDHURY  
Advocate  
Metropolitan Magistrates' Court  
Kolkata

15 FEB 2023

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

15 FEB 2023





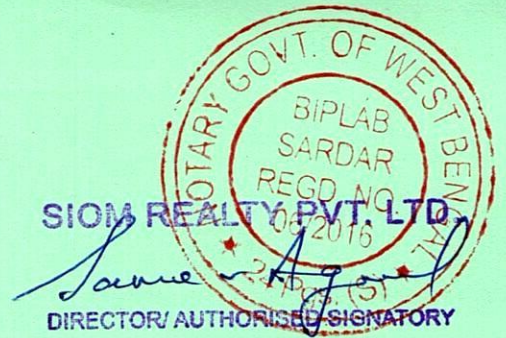
and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 30-06-2027.
4. That 70% (Seventy Per Cent) 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.
7. 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.
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.



01 MAR 2023





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 **1st** day of **March, 2023.**

SIOM REALTY PVT. LTD.

*Samir Aggarwal*  
DIRECTOR/AUTHORISED SIGNATORY

Deponent



Solemnly Affirmed & Declared  
before me on Identification

*[Signature]*  
BIPLAB SARDAR,  
NOTARY  
Regd. No 06/2016  
Govt. Of W. Bengal

IDENTIFIED BY ME

*[Signature]*  
Advocate

NABAKUMAR MUKHERJEE  
Advocate  
Alipore Criminal Court  
Kolkata-700 027  
Enrl. No. WB/2037/1999

01 MAR 2023

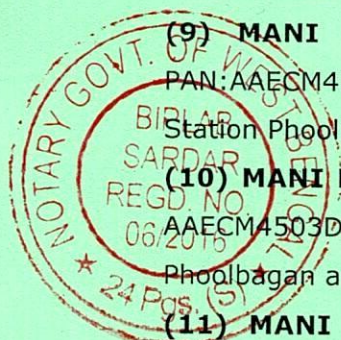
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**Annexure - A**



- (1) GOURIK BUILDERS LLP**, (PAN: AAUFG1556H, LLPIN: AAP-7400) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala;
- (2) GAJPATI CONSTRUCTIONS LLP**, (PAN: AAUFG1694A, LLPIN: AAP-7201) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala;
- (3) MAHAPITHA CONSTRUCTIONS LLP**, (PAN: ABLFM8325J, LLPIN: AAP-7399) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala;
- (4) STORICK CONSTRUCTORS LLP**, (PAN: ADZFS6485, LLPIN: AAN-4232) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala;
- (5) TANSY WORTH LLP**, (PAN: AAPFT2347H, LLPIN: AAP-5116) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No. NP Paschim Para, Saltee Plaza, Kolkata 700102, Police Station Bidhan Nagar and Post Office Sech Bhawan;
- (6) ACOTECH PLAZA PRIVATE LIMITED**, (PAN: AAOCA3461C, CIN: U45400WB2016PTC210238) a Company incorporated under the Companies Act, 1956, having its registered office at No. 15/11/B, Chowbaga Road, Kolkata 700039, Police Station and Post Office Tiljala,
- (7) MANI VATIKA PRIVATE LIMITED**, (CIN: U70101WB2006PTC107875, PAN: AAECM5829L), having its registered office at No.4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani and Post Office Middleton Row, Kolkata 700071;
- (8) MANI FARMHOUSE PRIVATE LIMITED**, (CIN:U01409WB2005PTC105906, PAN:AAECM4502C), having its registered office at No.164/1, Manicktala Main Road, Police Station Phoolbagan and Post Office Kankurgachi, Kolkata 700054;
- (9) MANI CULTIVATION PRIVATE LIMITED**, (CIN: U01409WB 2005PTC105908, PAN:AAECM4504E), having its registered office at No.164/1, Manicktala Main Road, Police Station Phoolbagan and Post Office Kankurgachi, Kolkata 700054;
- (10) MANI FLORICULTURE PRIVATE LIMITED**, (CIN:U01409WB2005PTC105907, PAN: AAECM4503D), having its registered office at No.164/1, Manicktala Main Road, Police Station Phoolbagan and Post Office Kankurgachi, Kolkata 700054;
- (11) MANI AGRICULTURAL FARMS PRIVATE LIMITED**, (CIN: U01409WB2005PTC 105905, PAN: AAECM4506G), having its registered office at No.164/1, Manicktala Main Road, Police Station Phoolbagan and Post Office Kankurgachi, Kolkata 700054;
- (12) MANI FLOWER PRODUCTS PRIVATE LIMITED**, (CIN: U01409WB2005PTC105904, PAN: AAECM4505F), having its registered office at No.4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani and Post Office Middleton Row, Kolkata 700071;
- (13) AADHARSEELA GOODS PRIVATE LIMITED**, (CIN: U51909WB1995PTC 072273, PAN: AACCA2169D), having its registered office at No.164/1, Manicktala Main Road, Police Station Phoolbagan and Post Office Kankurgachi, Kolkata 700054;





**(14) MANIKARN PROPERTIES PRIVATE LIMITED,** (CIN: U70101WB2005PTC107884, PAN: AAECM6021C), having its registered office at No.164/1, Manicktala Main Road, Police Station Phoolbagan and Post Office Kankurgachi, Kolkata 700054;

**(15) MANIDEEPA PROPERTIES PRIVATE LIMITED,** (CIN: U70101WB2006PTC107877, PAN: AAFCM0572R), having its registered office at No.164/1, Manicktala Main Road, Police Station Phoolbagan and Post Office Kankurgachi, Kolkata 700054;

**(16) MANI AKASH HI-RISE PRIVATE LIMITED,** (CIN: U70101WB2006PTC107871, PAN: AAECM5835E), having its registered office at No.164/1, Manicktala Main Road, Police Station Phoolbagan and Post Office Kankurgachi, Kolkata 700054;

**(17) MANIKAM PROPERTIES PRIVATE LIMITED,** (CIN: U70101WB2006PTC107886, PAN: AAECM5862H), having its registered office at No.4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani and Post Office Middleton Row, Kolkata 700071;

**(18) MANI KANCHAN PROPERTIES PRIVATE LIMITED,** (CIN: U70101WB2006PTC108862, PAN: AAECM6963B), having its registered office at No.4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani and Post Office Middleton Row, Kolkata 700071;

**(19) SUSWAPAN TIE-UP PRIVATE LIMITED,** (CIN: U52190WB1995PTC068719, PAN: AAHCS1229B), having its registered office at No.164/1, Manicktala Main Road, Police Station Phoolbagan and Post Office Kankurgachi, Kolkata 700054;

**(20) MANIAM DEVELOPERS PRIVATE LIMITED,** (CIN: U45400WB2007PTC118363, PAN: AAFCM3190F), having its registered office at No.4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani and Post Office Middleton Row, Kolkata 700071;

**(21) MANIAM CONSTRUCTIONS PRIVATE LIMITED,** (CIN: U45400WB2007PTC118360, PAN: AAFCM3189C), having its registered office at No.4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani and Post Office Middleton Row, Kolkata 700071; and

**(22) MANILA BUILDERS PRIVATE LIMITED,** (CIN: U45400WB2007PTC118364, PAN: AAFCM3191E), having its registered office at No.164/1, Manicktala Main Road, Police Station Phoolbagan and Post Office Kankurgachi, Kolkata 700054, West Bengal.

