

পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

12AC 675548



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 represented by its Director **Mr. Sameer Vikram Agarwal** (PAN-ADYPA4896M, Aadhar Card No. 784426151812) son of Sri Vikram Chand Agarwal, by faith - Hindu, by occupation -



03 NOV 2025

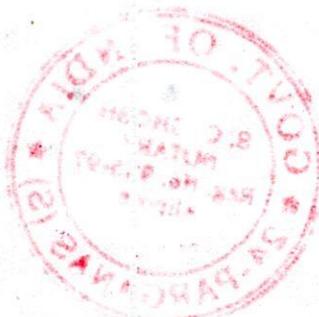
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Sl. No. Re. Date:
Sold to - SURAJIT NANDAN (Adv.)
of-Alipore Police Court, Kolkata-27

SD

Samiran Das
Stamp Vendor
Alipore Police Court, Kolkata-27



2025 VON C.O.

Business, residing at 3/2A, Garcha 1st Lane, Maniam Apartment, Post Office – Ralbygunge Police Station – Gariahat, Kolkata-700019 hereinafter referred to as the "**PROMOTER**", do hereby solemnly declare, undertake and state as under :-



That (1) **SRI RABINDRA SRIMAL (PAN ALKPS3516N)**, son of Late Kantilal Srimal, residing at PS Magnum, Flat No. 1B, Block-4, VIP Road, Kaikhali, Post Office: Kaikhali, Police Station: Rajarhat, Kolkata 700052, (2) **SRI ANUP BHURA (PAN AELPB6967J)**, son of Late Gambhir Chand Bhura, by Nationality Indian, residing at No. 48A, Badridas Temple Street, Post Office: Shyambazar, Police Station: Manicktala, Kolkata 700004, (3) **ANUP BHURA HUF (PAN AACHA1372F)**, a Hindu Undivided Family governed by the Mitakshara School of Hindu Law represented by its Karta Mr. Anup Bhura, an Indian inhabitant presently residing at No. 48A, Badridas Temple Street, Post Office: Shyambazar, Police Station: Manicktala, Kolkata 700004, (4) **SRIMATI KAJLI SRIMAL (PAN ALKPS0861J)** wife of Rabindra Srimal, residing at PS Magn & um, Flat No. 1B, Block-4, VIP Road, Kaikhali, Post Office: Kaikhali, Police Station: Rajarhat, Kolkata 700052, (5) **SRIMATI AMITA BHURA (PAN AHFPB7797P)**, wife of Sri Anup Bhura, by Nationality Indian, residing at No. 48A, Badridas Temple Street, Post Office: Shyambazar, Police Station: Manicktala, Kolkata 700004 (hereinafter collectively referred to as the "**LAND OWNERS**"), have a legal title to the land on which the development of the Project being "**NAV MAYUKKH**" is proposed, the said land is in Mouza Ramchandrapur, J.L. No. 58 comprised in L.R. Dag Nos. 664(P) & 666(P), Police Station Narendrapur, District South 24 Parganas, West Bengal a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by the promoter is 31st December, 2030.
3. 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 purposes.
4. 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.



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 and that the withdrawal in proportion to the percentage of completion of the project.

6. 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

03 NOV 2025

accounts duly certified and signed by such chartered accountant and it shall be certified 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.

7. That promoter shall take all the pending approvals, if any on time, from the competent authorities.
8. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. 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
Saurav Agarwal
DIRECTOR/AUTHORISED SIGNATORY

Verification

The contents of the above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this **3rd** day of **November, 2025**.

SIOM REALTY PRIVATE LIMITED
Saurav Agarwal
DIRECTOR/AUTHORISED SIGNATORY

Deponent

T. C. Chetty
Identified by me
Advocate



**Solemnly Affirmed & Declared
Before me on Identification**

T. C. Chetty
S. C. GHOSH, Notary
Alipore Police Court, Koi-27
Reg. No. 925/97, Govt. of India

03 NOV 2025