

Sl. No. 195



पश्चिम बंगाल WEST BENGAL

94AB 426531



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 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-

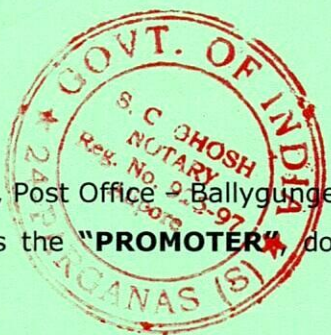
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Business, residing at 3/2A, Garcha 1<sup>st</sup> Lane, Maniam Apartment, Post Office 2, Ballygunge, Police Station - Gariahat, Kolkata-700019 hereinafter referred to as the "**PROMOTER**" do hereby solemnly declare, undertake and state as under :-



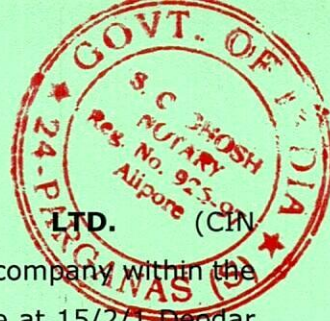
1. That we (1) **VATAN ESTATE PVT. LTD.** (CIN No.U70102WB2013PTC195091; PAN AAECV4920H), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700 019, (2) **VATAN CONCLAVE PVT. LTD.** (CIN No.U70102WB2013PTC195019; PAN AAECV4917G), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. Ballygunge, P.S. Ballygunge, Kolkata -700019, (3) **VATAN BUILDCON PVT. LTD.** (CIN No.U70102WB2013PTC195018; PAN AAECV4918K), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700 019, (4) **SUNVAT PROPERTIES PVT. LTD.** (CIN No.U70102WB2013PTC195266; PAN AATCS3278E), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700 019 (5) **SUNVAT PROPERTIES PVT. LTD.** (CIN No.U70102WB2013PTC195266; PAN AATCS3278E), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700 019, (6) **SUNVAT INFRA PROJECTS PVT. LTD.** (CIN No.U70102WB2013PTC195774; PAN AATCS3956R), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (7) **SUNVAT HIGHRISE PVT. LTD.** (CIN No.U70102WB2013PTC195265; PAN AATCS3279F), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (8) **SUNVAT CONCLAVE PVT. LTD.** (CIN No. U70102WB2013PTC195264; PAN AATCS3276L), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (9) **SUNVAT BUILDCON (P) LTD.** (CIN No.U70102WB2013PTC195263; PAN AATCS3277M), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (10) **PREETI REALTORS PVT. LTD.** (CIN No.U70102WB2013PTC195005; PAN AAHCP2453J), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (11) **PREETI HIGHRISE PVT. LTD.** (CIN No.U70102WB2013PTC195013; PAN AAHCP2462M), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (12) **PREETI CONCLAVE PVT. LTD.** (CIN No.U70102WB2013PTC195004; PAN AAHCP2455Q), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -



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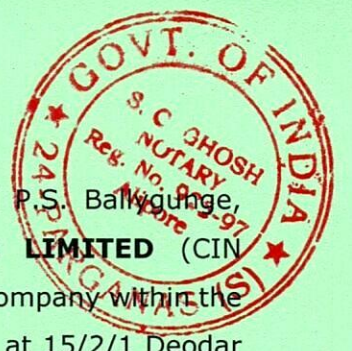


700019, **(13) PRATIBHA ENCLAVE PVT. LTD.** (CIN No.U70102WB2013PTC195020; PAN AAHCP2456P), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(14) MCPRO REALTORS PVT. LTD.** (CIN No.U70102WB2013PTC195180; PAN AAICM6980A), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(15) MCPRO INFRAPROJECTS (P) LTD.** (CIN No.U70102WB2013PTC195773; PAN AAICM7252K), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700 019, **(16) MCPRO INFRASTRUCTURE PVT. LTD.** (CIN No.U70102WB2013PTC195179; PAN AAICM6848F), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(17) MCPRO CONSTRUCTIONS PVT. LTD.** (CIN No.U70102WB2013PTC195775; PAN AAICM7256P), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(18) MCPRO HIGHRISE PVT. LTD.** (CIN No.U70102WB2013PTC195178; PAN AAICM6849E), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(19) MCPRO DEVELOPERS PVT. LTD.** (CIN No.U70102WB2013PTC195798; PAN AAICM7257N), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(20) SANDEEP NIRMAN PVT. LTD.** (CIN No.U45200WB2006PTC111631; PAN AAKCS4067Q), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(21) MCPRO CONCLAVE PVT. LTD.** (CIN No.U70102WB2013PTC195176; PAN AAICM6981B), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(22) MCPRO BUILDCON PVT. LTD.** (CIN No.U70102WB2013PTC195175; PAN AAICM6851E), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(23) M.C. KOTHARI REALTORS LLP** (LLP IN:AAK-6627; PAN ABHFM2520R), a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(24) SINGHWAHINI MARKETING PRIVATE LIMITED** (CIN No.U74900WB2013PTC194094; PAN AATCS1725J), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(25) BHAIKAVKRIPA DEALMARK PRIVATE LIMITED** (CIN No.U74999WB2013PTC194023; PAN AAFB5149R), an existing company within the meaning of the Companies Act, 2013



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having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(26) BRAJBIHARI TRADERS PRIVATE LIMITED** (CIN No.U74900WB2013PTC194030; PAN AAFCB5150Q), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(27) VATAN ENCLAVE PVT. LTD.** (CIN No.U45200WB2006PTC111697; PAN AACCV3740M), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(28) SANDEEP PROMOTERS & DEVELOPERS PRIVATE LIMITED** (CIN No.U45200WB2006PTC111641; PAN AAKCS4066R), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(29) VATAN CONSTRUCTION PVT. LTD.** (CIN No.U45200WB2006PTC111636; PAN AACCV3739N), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(30) MOOL CHAND PRATIBHA CONSTRUCTION PVT. LTD.** (CIN No.U45200WB2006PTC111734; PAN AAECM8818R), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(31) PRATIBHA GRIHA NIRMAN (P) LTD.** (CIN No.U45200WB2006PTC111637; PAN AAECPO895R), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(32) SANDEEP ENCLAVE PVT. LTD.** (CIN No.U45200WB2006PTC111669; PAN AAKCS4068B), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(33) PRATIBHA NIRMAN PVT. LTD.** (CIN No.U45200WB2006PTC111640; PAN AAECPO894Q), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(34) M.C. KOTHARI PROMOTERS & DEVELOPERS PVT. LTD.** (CIN No.U70101WB1995PTC072033; PAN AABCM6818L), an existing company within the meaning of the Companies Act, 2013, having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(35) VATAN PROPERTIES PVT. LTD.** (CIN No.U70102WB2013PTC195111; PAN AAECV4915E), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(36) VATAN INFRASTRUCTURE PVT. LTD.** (CIN No.U70102WB2013PTC195031; PAN AAECV4916H), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(37) VATAN HIGH RISE PVT. LTD.** (CIN No.U70102WB2013PTC195021; PAN AAECV4919J), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019 hereinafter collectively referred



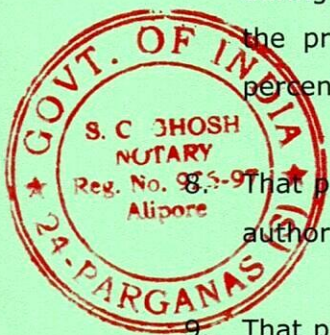
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to as the **"LAND OWNERS"**, have a legal title to the land on which the development of the Project being **"EKAKSH"** is proposed, the said land is having holding no. 123, R.N. Bhattacharya Road, Police Station - Sonarpur, District South 24 Parganas, of Rajpur Sonarpur Municipality. 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.

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 31<sup>st</sup> December, 2029.
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 purposes.
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 and 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, if any 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**

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Verification

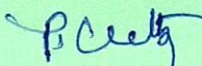


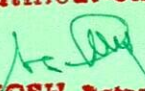
The contents of the above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 25<sup>th</sup> day of November, 2024.

SIOM REALTY PRIVATE LIMITED  
  
DIRECTOR/ AUTHORISED SIGNATORY

Deponent

Identified by me  
  
Advocate

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



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