



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

88AB 775508



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. Shishir Gupta, son of Late Shree Bhagwan Gupta, working for gain at T-68, Teghoria Main Road, Kolkata – 700 157, being one of the Designated Partners of Vinayak Realtech Properties LLP, Promoter/ Developer of the proposed Project 'Rajkunj'.

I, Mr. Shishir Gupta, being one of the Designated Partners of Vinayak Realtech Properties LLP., Promoter/ Developer of the proposed project do hereby solemnly declare, undertake and state as under

28 NOV 2023

70164

KAJIB KR. MONDAL
 Advocate
 Sealdah Bar Association
 Criminal & Civil Court at
 Kolkata-700014

Sold to.....
 Address.....
 Value.....

21 NOV 2023

L.S.V., High Court
 Abhijit Senkar
 High Court, A.S.

21 NOV 2023



FORM B
 [See rule 34]

PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER
 REPORT SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE

Affidavit and Declaration

Affidavit made before me by the District Judge and of Late Bhadrinath Ghosh, who is
 the Promoter of Road Kolkata - 700 747 being one of the District Patrons of the
 Road Kolkata - 700 747 being one of the District Patrons of the proposed Project, Railway
 Road Kolkata - 700 747 being one of the District Patrons of the proposed Project, Railway
 Road Kolkata - 700 747 being one of the District Patrons of the proposed Project, Railway

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1. That, I /Promoter have/ has a legal title to the land on which the development of the project is proposed
OR
I have a legal title to the land on which the development of the proposed project is to be carried out
AND
A legally valid authentication of title of such land along with and 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 23/11/2028.
4. That seventy percent of the amounts realized by me/ promoter for the real estate project from the allottee, 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/ Promoter shall get the accounts audited within six month 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 utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
8. That I/ Promoter shall take all pending approvals on time, from the competent Authorities.
9. That I/ Promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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10. That, I/ Promoter shall not discriminate against any allottee at the time of allotment of any Apartment, plot of building, as the case may be, on any grounds.

VINAYAK REALTECH PROPERTIES LLP

[Handwritten Signature]

Designated Partner
Deponent

Bidisha Saha

Advocate signature

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 day of November, 2023.

Bidisha Saha

Advocate signature

VINAYAK REALTECH PROPERTIES LLP

[Handwritten Signature]

Designated Partner
Deponent



Solemnly Affirmed &
Declared Before me
on Identification of L.D. Advocate

[Handwritten Signature]
MUKUL SRIVASTAVA
Notary, Govt. of India
Regd. No.- 8067/10
Kolkata on 25/06/2025

28 NOV 2023