

पश्चिम बंगाल WEST BENGAL

67AB 807016



BEFORE THE NOTARY PUBLIC  
24 PARGANAS (NORTH)

FORM 'B'  
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED 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 - 700157, being one of the Directors of Signature Vanijya Private Limited, promoter/developer of the proposed project "Rajmahal"

I, Mr. Shishir Gupta, being the one of the partners of Vinayak Realtech Properties LLP, promoter/developer of the proposed project do hereby solemnly declare, undertake and state as under:

26/28  
16 MAR 2023



নম্বর : 1651

সন ও তারিখ : 06-12-22

ক্রেতার নাম : Mintu Paul

ঠিকানা : Advocate  
High Court Calcutt

মূল্য : ৳ 1200000

স্বাক্ষর :

বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগণা

গরিদ তাং : 04 NOV 2022

মোট স্ট্যাম্প খরিদ : RS 1200000

ট্রেজারী বারাসাত

ডেপুটি : শ্রী সত্যজিৎ বোস



NOTARY PUBLIC  
DISTRICT OF NORTH 24 PARGANAS (NORTH)

15 MAR 2023



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.

OR

That details of encumbrances \_\_\_\_\_ including details of any rights, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 31/12/2026.

4. That seventy percent of the amounts realized by me/promoter for the real estate project form 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

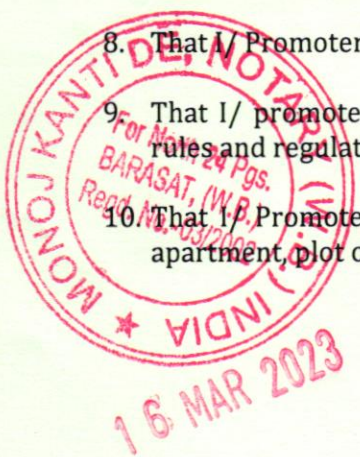
6. That the amounts form the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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 the pending approvals on time, form 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.

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.



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Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Solemnly Affirmed Before Me  
on. 16th Day of March 2023.  
Duty Identified by  
Advocate.

Verified by me at Kolkata on this 16th day of March, 2023.

M. K. DE  
Notary (W.B.)  
Barasat, North 24 Pgs.  
Regd. No.-03/2002

16 MAR 2023  
CHECKED BY  
NOTARY CLERK

5256-60

Deponent

Handwritten signature and initials of the deponent.