



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 705238



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 '**Rajos**'.

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 :

**REKHA TEWARI**  
**NOTARY**  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

18 SEP 2024

6538 23-8-24

নং..... তার.....

ক্রেতার নাম.....

ভেঃ সানোওয়াজ মণ্ডল  
(SHANOWAJ MONDAL)

ভেঃ.....

মোঃ- এ. ডি. এস. আর., বাকুইপুর  
জেলা- দক্ষিণ ২৪ পরগণা

ল্য.....

Shishir Gupta  
T-68, T.M. Road  
KOL-157

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1. That, Saswat Developer Private Limited has a legal title to the land on which the development of the project is proposed.

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 30/09/2028.
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 That, the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts form the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 , Shishir Gupta , 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, Shishir Gupta, shall take all pending approvals on time, from the competent Authorities.
9. That I, Shishir Gupta, furnished such other documents as have been prescribed by the rules and regulations made under the Act.



REKHA TEWARI  
NOTARY

Regn. No.- 10288/13

C.M.M' s. Court

Kolkata - 700 001

19 SEP 2024

10. That, I Shishir Gupta, 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.



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 10<sup>th</sup> day of September, 2024.

VINAYAK REALTECH PROPERTIES LLP

*Shishir Gupta*

Designated Partner

Deponent

VINAYAK REALTECH PROPERTIES LLP

*Shishir Gupta*

Designated Partner

Deponent

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*Rekha Tewari*  
REKHA TEWARI  
NOTARY

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

18 SEP 2024

Identified by M.  
Himadri Chakraborty  
Advocate  
Enrollment No. WB/154-7/1991  
C M M Court, Kolkata