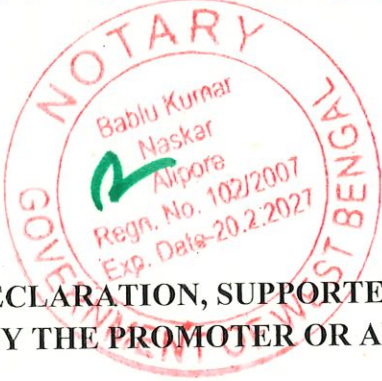


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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. Umesh Kyal, duly authorized by the promoter of the proposed project "VINAYAK 21 ACRES PHASE-I", vide his authorization dated 27/10/2025.

I, Mr. Umesh Kyal, duly authorized by the promoter of the proposed project "VINAYAK 21 ACRES PHASE-I", do hereby solemnly declare, undertake and state as under:

1. That the Companies/Individual mentioned in Schedule A below has 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 an authenticated copy of 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.

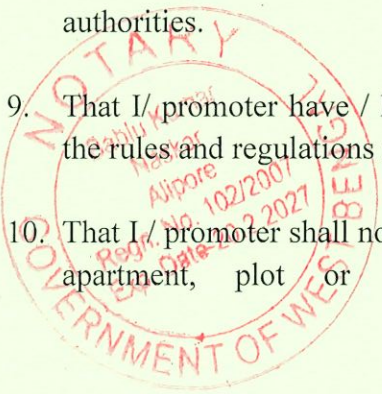
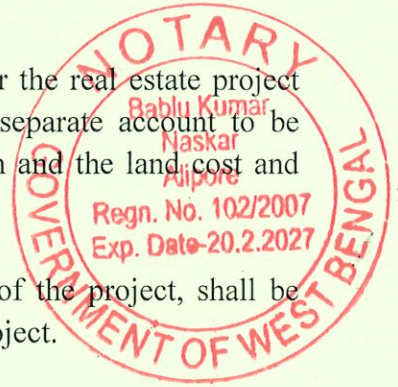
29 JAN 2026

KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

Umesh Kyal

3. That the time period within which the project shall be completed by promoter is 31/03/2032.
4. That seventy percent of the amounts realised by me/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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 I / promoter shall take all the 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.
10. That I/ 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.



Verification

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

29 JAN 2026

Verified by me at _____ on this _____ Day of _____, 2026.

Solemnly Affirmed & Declared
Before me on Identification

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

29 JAN 2026

KYAL DEVELOPERS PRIVATE LIMITED

Anurag Kyal

Director / Authorised Signatory

Identified by me

[Signature]

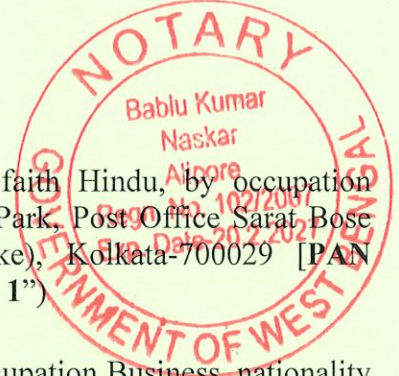
Advocate

Deponent

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enri. No.-WB/2037/1999

Schedule A
Details of Landowners

1. **UMESH KYAL**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGCPK9667R] [Aadhaar No. 3221 6780 6519] (“Owner 1”)
2. **UMA KYAL**, wife of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN ABDPK2889B] [Aadhaar No. 7198 7662 5923] (“Owner 2”)
3. **ANURAG KYAL**, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGIPK4906H] [Aadhaar No. 5217 2735 8314] (“Owner 3”)
4. **BALKRISHAN KYAL**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN ABDPK2892E] [Aadhaar No. 2627 7669 6204] (“Owner 4”)
5. **SEEMA KYAL**, wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN ADPPD3013J] [Aadhaar No. 6735 3975 9286] (“Owner 5”)
6. **RISHI KYAL**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AFTPK7464G] [Aadhaar No. 6009 1283 0434] (“Owner 6”)
7. **UNNATH KYAL**, son of Rishi Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN IANPK7176J] [Aadhaar No. 7348 3834 3751] (“Owner 7”)
8. **RAHUL KYAL**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGHPK1359F] [Aadhaar No. 7487 0793 4912] (“Owner 8”)
9. **SAKSHI KYAL**, wife of Rahul Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN APKPK3417Q] [Aadhaar No. 3007 7888 5993] (“Owner 9”)

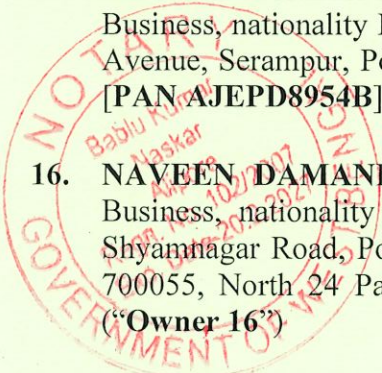
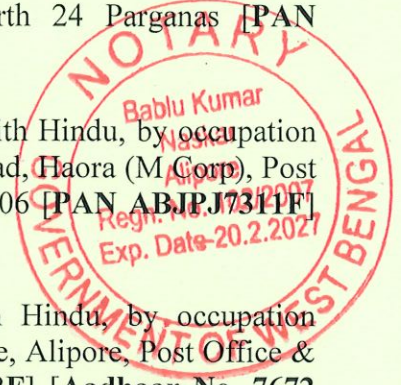


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Umesh Kyal
Director / Authorised Signatory

10. **NIRAJ GARODIA**, son of Suresh Kumar Garodia, by faith Hindu, by occupation Business, nationality Indian, residing at AJ 66, 8 No. Island, Sector-2, Post Office Sech Bhawan, Police Station Bidhannagar, Kolkata-700091, North 24 Parganas [PAN AFVPG2259P] [Aadhaar No. 2807 8557 8225] (“Owner 10”)
11. **BANWARI LAL JHAWAR**, son of Sohan Lal Jhawar, by faith Hindu, by occupation Business, nationality Indian, residing at 10, Dr Abani Dutta Road, Haora (M. Corp), Post Office Salkia, Police Station Golabari, Salkia, Howrah – 711106 [PAN ABJPJ7311F] [Aadhaar No. 8572 4172 1108] (“Owner 11”)
12. **ANKIT BUDHIA**, son of Ashok Kumar Budhia, by faith Hindu, by occupation Business, nationality Indian, residing at 10A, Alipore Park Place, Alipore, Post Office & Police Station Alipore, Kolkata – 700027 [PAN AFTPB2252F] [Aadhaar No. 7672 8726 1386] (“Owner 12”)
13. **PUNIT DUGAR**, son of Arvind Kumar Dugar, by faith Hindu, by occupation Business, nationality Indian, residing at Ashiyana Apartment, Flat No. 403, 78 Rajendra Avenue, Serampur, Post Office Uttarpara, Police Station Serampur, Hooghly – 712258 [PAN DXAPD1025E] [Aadhaar No. 4039 1822 1414] (“Owner 13”)
14. **SUSHMA DUGAR**, daughter of Chatter Singh Choraria, by faith Hindu, by occupation Business, nationality Indian, residing at Ashiyana Apartment, Flat No. 403, 78 Rajendra Avenue, Serampur, Post Office Uttarpara, Police Station Serampur, Hooghly – 712258 [PAN AJEPD8892N] [Aadhaar No. 3013 3388 7467] (“Owner 14”)
15. **ARVIND KUMAR DUGAR**, son of Ratan Lal Dugar, by faith Hindu, by occupation Business, nationality Indian, residing at Ashiyana Apartment, Flat No. 403, 78 Rajendra Avenue, Serampur, Post Office Uttarpara, Police Station Serampur, Hooghly – 712258, [PAN AJEPD8954B] [Aadhaar No. 3004 7070 7462] (“Owner 15”)
16. **NAVEEN DAMANI**, son of Raj Kumar Damani, by faith Hindu, by occupation Business, nationality Indian, residing at Natural City, Block – F, Flat No. 1C, 43 Shyamnagar Road, Post Office Bangur Avenue, Police Station Nagar Bazar, Kolkata – 700055, North 24 Parganas [PAN AHPPD1957K] [Aadhaar No. 5001 6128 3063] (“Owner 16”)
17. **MEET JAIN**, son of Late Manohar Lall Jain, by faith Hindu, by occupation Business, nationality Indian, residing at 6B and 9A, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata – 700016, South 24 Parganas [PAN ACHPJ9528K] [Aadhaar No. 2560 9047 7002] (“Owner 17”)
18. **KAPIL ARORA**, son of Gulzari Lal Arora, by faith Hindu, by occupation Business, nationality Indian, residing at Panache Apartment, Tower 2, Flat 6A, Mahisbattan, Salt Lake Sector 5, Post Office Krishnapur, Police Station Bidhannagar, Kolkata – 700102, North 24 Parganas [PAN BPGPA0587L] [Aadhaar No. 4915 2687 0439] (“Owner 18”)
19. **HARSH CHAMRIA**, son of Rakesh Kumar Charia, by faith Hindu, by occupation Business, nationality Indian, residing at The Reserve, Block – 1B, Flat – 27D, 225B, A.J.C. Bose Road, Post Office L.R. Sarani, Police Station Ballygunge, Kolkata – 700020, South 24 Parganas [PAN BIRPC7534B] [Aadhaar No. 5845 1712 1043] (“Owner 19”)



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KYAL DEVELOPERS PRIVATE LIMITED


Director / Authorised Signatory

[Handwritten Signature]

20. **VANSH CHAMRIA**, son of Rakesh Kumar Charia, by faith Hindu, by occupation Business, nationality Indian, residing at The Reserve, Block - 1B, Flat - 28D, 225B, A.J.C. Bose Road, Post Office L.R. Sarani, Police Station Ballygunge, Kolkata - 700020, South 24 Parganas [PAN BIRPC7621M] [Aadhaar No. 5517 0419 6693] ("Owner 20")
21. **ROHIT KARNAWAT**, son of Mahendra Kumar Karnawat, by faith Hindu, by occupation Business, nationality Indian, residing at Divine Grace, 6th Floor, Flat-6A, 33, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata - 700017, South 24 Parganas [PAN ATRPK9534D] [Aadhaar No. 8159 6341 7832] ("Owner 21")
22. **PUSHPA DEVI KARNAWAT alias PUSHPADEVI KARNAWAT**, daughter of Bijay Singh Bothra, Wife of Mahendra Kumar Karnawat, by faith Hindu, by occupation Business, nationality Indian, residing at Divine Grace, 6th Floor, Flat-6A, 33, Shakespeare Sarani, Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata - 700017, South 24 Parganas [PAN AGUPK1381J] [Aadhaar No. 4402 7358 0621] ("Owner 22")
23. **VIJAY KUMAR KABRA**, son of Ramawtar Kabra, by faith Hindu, by occupation Business, nationality Indian, residing at 10/4A, Rameswara Mansion, Flat -9A, Floor -9, Lala Lajpat Rai Sarani (Elgin Road), Post Office L.R. Sarani, Police Station Bhawanipore, Kolkata - 700020, South 24 Parganas [PAN ALJPK8136H] [Aadhaar No. 5073 8813 2728] ("Owner 23")
24. **RAJVANSH KABRA**, son of Rajesh Kumar Kabra, by faith Hindu, by occupation Business, nationality Indian, residing at 230, A.J.C. Bose Road, Chitrakut South Block, Post Office L.R. Sarani, Police Station Bhowanipore, Kolkata - 700020, South 24 Parganas [PAN IQVPK7498P] [Aadhaar No. 9811 4666 3291] ("Owner 24")
25. **RAJESH KUMAR KABRA**, son of Bankat Lal Kabra, by faith Hindu, by occupation Business, nationality Indian, residing at 230, A.J.C. Bose Road, Chitrakoot South Block, Post Office L.R. Sarani, Police Station Bhowanipore, Kolkata - 700020, South 24 Parganas [PAN ADIPK7307B] [Aadhaar No. 6909 0600 1173] ("Owner 25")
26. **RENU DEVI AGARWALA**, son of Bankat Lal Kabra, by faith Hindu, by occupation Business, nationality Indian, residing at 230, A.J.C. Bose Road, Chitrakoot South Block, Post Office L.R. Sarani, Police Station Bhowanipore, Kolkata - 700020, South 24 Parganas [PAN ADIPK7307B] [Aadhaar No. 6909 0600 1173] ("Owner 26")

For M/s Kyal Developers Pvt. Ltd.

KYAL DEVELOPERS PRIVATE LIMITED


Director / Authorised Signatory


Umesh Kyal
Director

Identified by me

Advocate

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enri. No.-WB/2037/1999

solemnly Affirmed & Declared
Before me on Identification


B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

29 JAN 2026