



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

85AB 290432

FORM 'B'  
[See rule 3(2)]

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 Sri Satyaki Ghosh, (PAN: BBIPG8455K) son of Tapan Kumar Ghosh, age about 35 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 49 Main Road (East), P.O. & P.S. New Barrackpore, Kolkata - 700131, Partner of the promoter (**VINAYAK DEVELOPERS**) of the proposed project "**VINAYAK - III**" situated at Holding No. 220, Sahara Sukanta Nagar, Ward No. 27 under Madhyamgram Municipality, Dist. North 24 PGS., P.O.- Michael Nagar, P.S.- Airport, Kolkata - 700133 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 09/03/2024;

I, Satyaki Ghosh, Partner of the promoter (**VINAYAK DEVELOPERS**) having PAN No. AAQFV03089 and registered office at 56, Kalibari Girls' School Road, P.O. & P.S. New Barrackpore, Dist.- 24 PGS (N), Kolkata - 700131, of the proposed project, duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

**VINAYAK DEVELOPERS**

*Satyaki Ghosh*  
Partner

Partner

09 MAR 2024

(a) **Sri Biswanath Dey** (PAN- BXVPD2865F), by Occupation – Business, (b) **Sri Gopal Dey** (PAN- CHSPD7441K), by Occupation – Service, (c) **Sri Dilip Dey** (PAN- EJQPD4725Q), by Occupation – Service, (d) **Sri Samit Dey** (PAN- ARSPD5713E) by Occupation – Service, (e) **Sri Sujit Dey** (PAN- EMWPD7857L) by Occupation – Self Employed all these five are the sons of Late Sadananda Dey, and (f) **Smt Sipra Dey** (PAN- CROPD5608N), wife of Late Pradip Dey, by Occupation- Housewife, (g) **Sri Prasenjit Dey** (PAN- BGPPD9913D), by Occupation – Business, (h) **Sri Surajit Dey** (PAN- BJOPD8709F), by Occupation – Service, (g & h) both are the son of Late Pradip Dey, all are by Faith Hindu, by Nationality Indian, all are residing at 2<sup>nd</sup> Lane, Sukanta Nagar, P.O. Michael Nagar, P.S.- Airport, Kolkata – 700133, 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 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 us/promoter is 30/06/2025.

4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

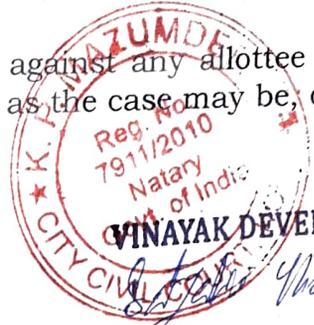
VINAYAK DEVELOPERS

Satyajit Chakraborty  
Partner

09 MAR 2024

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.



VINAYAK DEVELOPERS

*[Signature]*  
Partner

Deponent

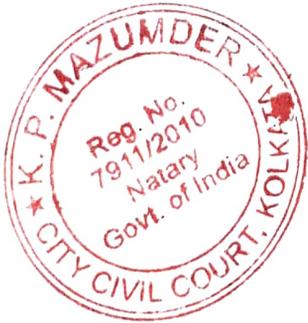
Verification

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 9<sup>th</sup> day of March, 2024

VINAYAK DEVELOPERS

*[Signature]*  
Partner

Deponent



Solemnly Affirmed & Declared  
Before me on Identification:

*[Signature]*

K. P. MAZUMDER, NOTARY  
City Civil Court, Kolkata  
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME

*[Signature]*  
ADVOCATE



09 MAR 2024