

SL. NO. 8



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AC 063119

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

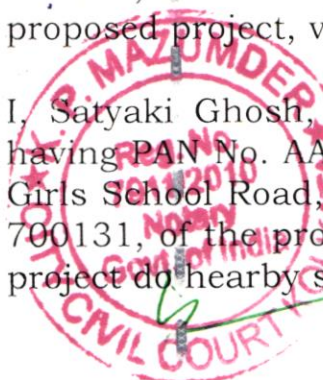


DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Satyaki Ghosh, (PAN: BBIPG8455K) son of Sri Tapan Kumar Ghosh, age about 36 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 49 Main Road (East), P.O. & P.S. New Barrackpore, Kolkata - 700131, District North 24 Parganas, Partner of the promoter (**M/S. VINAYAK DEVELOPERS**) of the proposed project "**SWAPNA RESIDENCY**" situated at Holding No. 216, Kalibari Road, Ward No. 02 under New Barrackpore Municipality, P.O. & P.S.- New Barrackpore, Kolkata - 700131, Dist.- North 24 Parganas. duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/02/2026;

I, Satyaki Ghosh, Partner of the promoter (**M/S. VINAYAK DEVELOPERS**) having PAN No. AAQFV0308Q and registered office at Holding No. 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:



20 FEB 2026

VINAYAK DEVELOPERS  
Satyaki Ghosh  
Partner

No. 4/34 Date 13/5/25

Name  
Address  
Value  
Vendor

SAHABUDDIN GAZI  
Baranpur Civil & Criminal Court

Sarda.  
Advocate  
Special Civil & Criminal Court



VINAYAK DEVELOPERS

Partner

13/5/25

1. **SRI SHIBNATH GUHA MAJUMDAR** (PAN- ADAPG9355K), son of Late Adhir Kumar Majumdar, by Faith Hindu, by Nationality Indian, by Occupation Retired Person, residing at 216, Kalibari 2<sup>nd</sup> Lane, P.O. New Barrackpore, P.S. Khardah, North 24 Parganas, Pin- 743276 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 01/05/2027.

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.

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

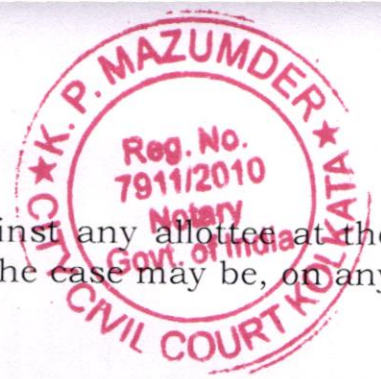


20 FEB 2026

VINAYAK DEVELOPERS  
*Satyajit Ghosh*  
Partner



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  
*Satyajit Ghosh*  
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 20th day of February, 2026

VINAYAK DEVELOPERS  
*Satyajit Ghosh*  
Partner

Deponent



Solemnly Affirmed & Declared  
Before me on Identification

*K. P. Mazumder*

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

IDENTIFIED BY ME

*S. Das*

Advocate

20 FEB 2026