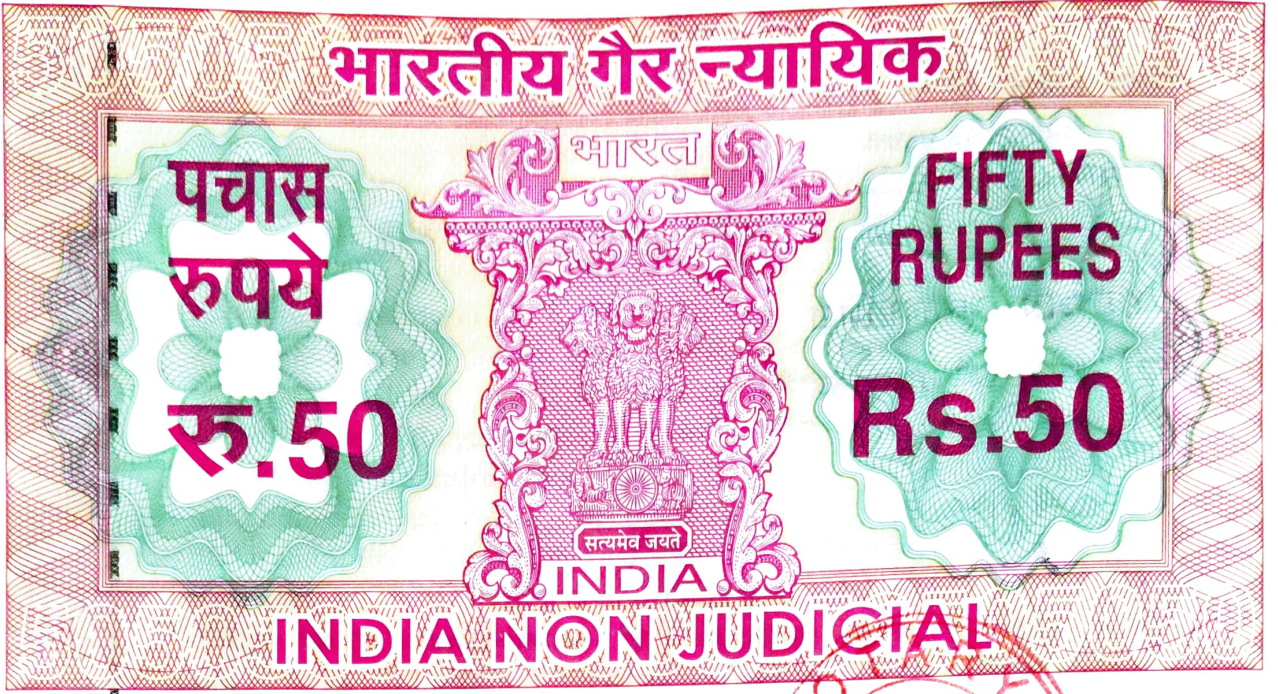




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AL 221208

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**

AFYRK367EA

Affidavit cum Declaration of Mr. Deepak Kankaria (PAN: ) son of Late Dharamchand Kankaria, aged 40 years, by Faith-Hindu, by Nationality-Indian, by Occupation- Business, residing at 123 N. S. Road, Raiganj, West Bengal -733134 , authorized signatory of the promoter (VINAYAK BUILDERS) of the proposed project "VINAYAK RESIDENCY" vide its/his/their authorization dated 09.12.2024 ;

I, Deepak Kankaria authorized signatory of the promoter VINAYAK BUILDERS, of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **VINAYAK BUILDERS**, a partnership firm incorporated on 27.09.2023 having PAN No. AAXFV7058A, TAN No. CALV08237F and its office at 55/21A N. S. Road, Raiganj, West Bengal -733134

**PADMA DAS**  
NOTARY

Regn. No.-13771/18 .  
C.M.M's Court  
Kolkata-700 001

**VINAYAK BUILDERS**

20 APR 2025

Partner

represented by its Partners **(1) DHRUBA JOSHI** son of Keshob Joshi, aged 41 years, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at N. S. Road, Mohanbati, Raiganj, West Bengal - 733134, **(2) PRATAP AGARWAL** son of Naresh Chandra Agarwal, aged 61 years, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at N. S. Road, Raiganj, West Bengal - 733134, **(3) SILPI DAS** care of Nayan Das, aged 47 years, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at Sudarshanpur, Raiganj, West Bengal - 733134, **(4) NAYAN DAS** son of Narayan Chandra Das, aged 41 years, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at Sudarshanpur, Raiganj, West Bengal - 733134, **(5) DEEPAK KANKARIA** son of Dharamchand Kankaria, aged 40 years, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 123 N. S. Road, Raiganj, West Bengal - 733134, have 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 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 me/promoter is March, 2027
4. That seventy per cent 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 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

26 APR 2025

PADMA DAS  
NOTARY  
Regn. No.-13771/18  
C.M.M's Court  
Kolkata-700 001

VINAYAK BUILDERS

Partner

- 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 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.
  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 BUILDERS

  
DEPONENT

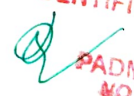
#### VERIFICATION

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 27<sup>th</sup> day of MARCH, 2025.

VINAYAK BUILDERS

  
DEPONENT

Identified by me  
Disha Agamal.  
Advocate

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION  
  
PADMA DAS  
NOTARY

PADMA DAS  
NOTARY  
Regn. No.-13771/18  
C.M.M's Court  
Kolkata-700 001

26 APR 2025