

पश्चिम बंगाल WEST BENGAL

10AC 278132



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 'Raajkutir'.

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

05 DEC 2020

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

1644 11-6-25
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Shishir Gupta
T-68, Tegheria Main,
Kolkata-70157

20 MAY 2025

898000



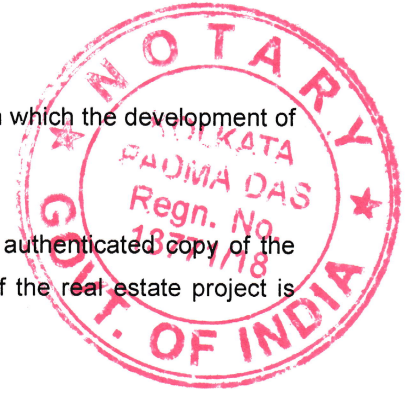
NOTARY
C.M.M.'s Court
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898000

1. That, Ayush Udyog & Co and others 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 30/11/2030.

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 That, the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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, Shishir Gupta, 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 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.

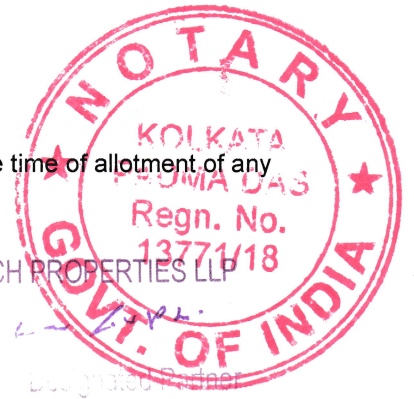
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10. That, I Shishir Gupta, shall not discriminate against any allottee at the time of allotment of any Apartment, plot of building, as the case may be, on any grounds.

VINAYAK REALTECH PROPERTIES LLP

Shishir Gupta
Designated 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 26th day of November, 2025.

VINAYAK REALTECH PROPERTIES LLP

Shishir Gupta
Designated Partner

Deponent

Identified by

Adv
Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/154-A/1197

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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Padma Das
PADMA DAS
NOTARY

05 DEC 2025