

S. No. C. 05. 26



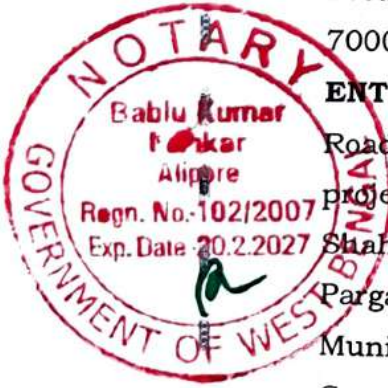
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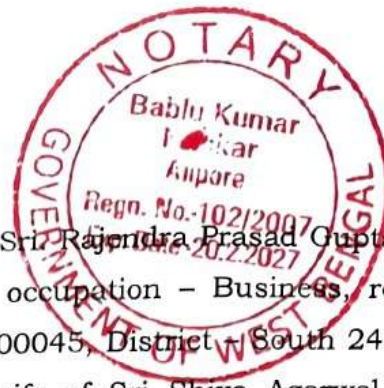
BEFC THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT

Affidavit cum Declaration



Affidavit cum Declaration of **WE, SMT.SHARDA GUPTA**, wife of Sri. Rajendra Prasad Gupta, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 188/73. Lake Gardens, Kolkata - 700045, District - South 24 Parganas **AND SMT. PRAGATI AGARWAL** wife of Sri Shiva Agarwal, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 9, Ramlal Bazar Road, Kolkata - 700078 , being proprietor /promoter of **M/S SHREE SIDDHI VINAYAK ENTERPRISE**, Partnership firm, having its office at 70C, Gobindapur Road, Kolkata - 700045, Kolkata , promoter/ developer of the proposed project named **"VINAYAK ENCLAVE"** Situated at 258, Prince Anwar Shah Road, P.O.- Lake Gardens, Kolkata, Pin -700045, South 24 Parganas, Mouza - Arakpur , J.L. no. 39, Ward no. 093, within Kolkata Municipal Corporation, Kolkata, West Bengal , within Kolkata Municipal Corporation, Kolkata, West Bengal, India

19 JAN 2026

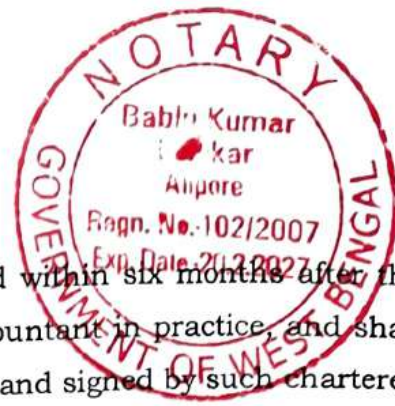


**WE, SMT.SHARDA GUPTA**, wife of Sri Rajendra Prasad Gupta, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 188/73. Lake Gardens, Kolkata - 700045, District, South 24 Parganas **AND SMT. PRAGATI AGARWAL** wife of Sri Shiva Agarwal, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 9, Ramlal Bazar Road, Kolkata - 700078, being Partners /promoter of Partnership firm **M/S SHREE SIDDHI VINAYAK ENTERPRISE**, promoter/ developer, promoter

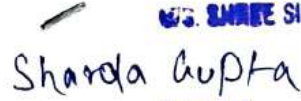
Affidavit cum Declaration of **WE, SMT.SHARDA GUPTA, AND SMT. PRAGATI AGARWAL** (being the partners /promoter of Partnership firm **M/S SHREE SIDDHI VINAYAK ENTERPRISE**, of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Ratna Banerjee and Ashim Kumar Dutta Choudhury** land owner, has 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 **Ratna Banerjee and Ashim Kumar Dutta Choudhury** land owner
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is **17.01.2027**
5. 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.
6. 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.  
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.





8. 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.
9. That I / promoter shall take all the pending approvals on time, from the competent authorities.
10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

  
**Sharda Gupta**  
 PARTNER

  
**Prasad**  
 PARTNER

Deponent

**Verification**

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

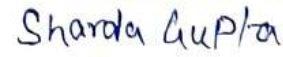
Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_




Solemnly Affirmed & Declared  
Before me on Identification



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

  
**Sharda Gupta**  
 PARTNER

  
**Prasad**  
 PARTNER

Deponent

Identified by me  
  
Advocate

**19 JAN 2026**