

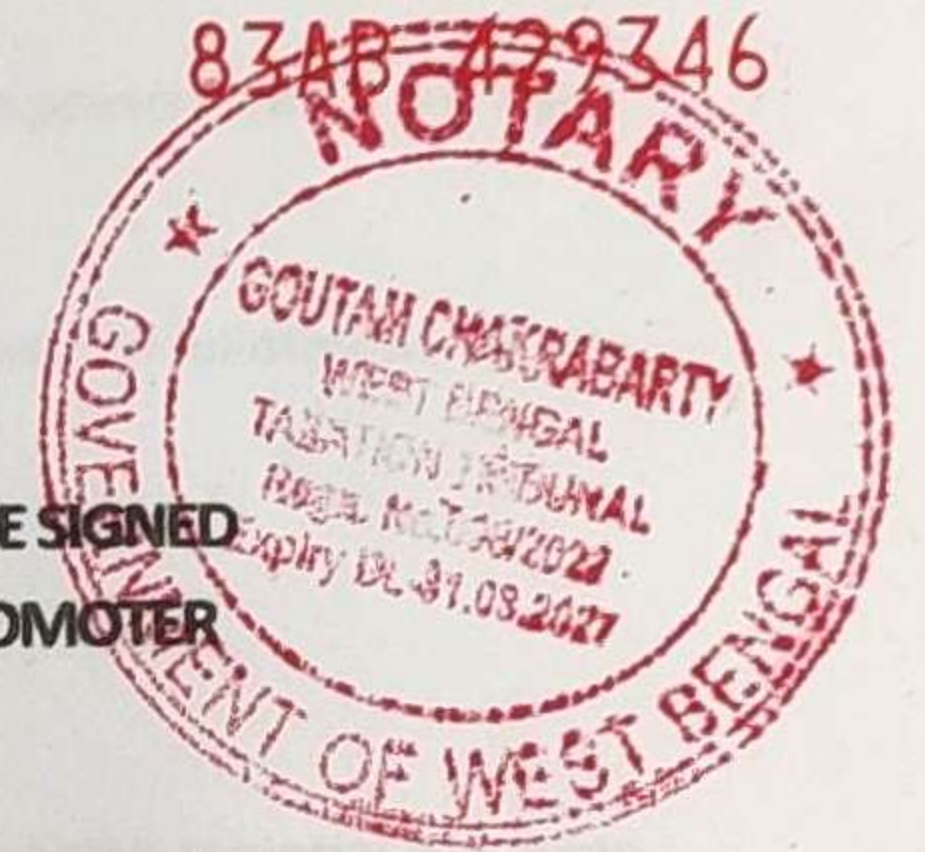


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary Public, Kolkata District  
Government of West Bengal

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

Affidavit cum Declaration of **MR. VINAY GUPTA** being one of the Partners of **Astha Vinayak Infrastructure**, Promoter/Developer of the proposed project "**AV Courtyard**".

I, **Vinay Gupta**, being the one of the Partners of **Astha Vinayak Infrastructure**, promoter/developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/ Promoter have/ 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 and 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 **30/12/2026**.

**GOUTAM CHAKRABARTY**  
Notary, Kolkata, India  
Govt. of W.B. Regn. No.- 098/2022  
West Bengal Taxation Tribunal  
Jalasampad Bhawan, Block-DF,  
Salt Lake City, Kolkata-700091

31 AUG 2023

*Vinay Gupta*



31 AUG 2023

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SLABO

28 AUG 2023

ক্রেতার নাম ও পতা .....  
 ট্রান্সফার ডকুমেন্ট নম্বর .....  
 বিধান নম্বর, সল্টলেক সড়ি ও ডিএস আর .....  
 মোট ট্রান্সফার ক্রয় দ্রাঃ .....  
 চালান নং .....  
 টেকনিকী-বারাকপুর, ডেভেলপার-মিতা দাস

Mr. Dilip Hom Chaudhury  
 Advocate  
 High Court, Kolkata

09 AUG 2023

998000



Before me Notary Public, Kolkata District  
 Government of West Bengal  
 [See rule 3(4)]

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

Affidavit cum Declaration

I, the undersigned, being one of the Partners of Asha Vinayk Infrastructure  
 Developer of the proposed project "AV Courtyard",

do hereby solemnly declare, undertake and state as  
 follows:

That I, the promoter, have a legal title to the land on which the development of the project is proposed

AND

A legal valid authentication of title of such land along with and authenticated copy of the agreement  
 between such owner and promoter for development of the real estate project is enclosed herewith.

That the said land is free from all encumbrances.

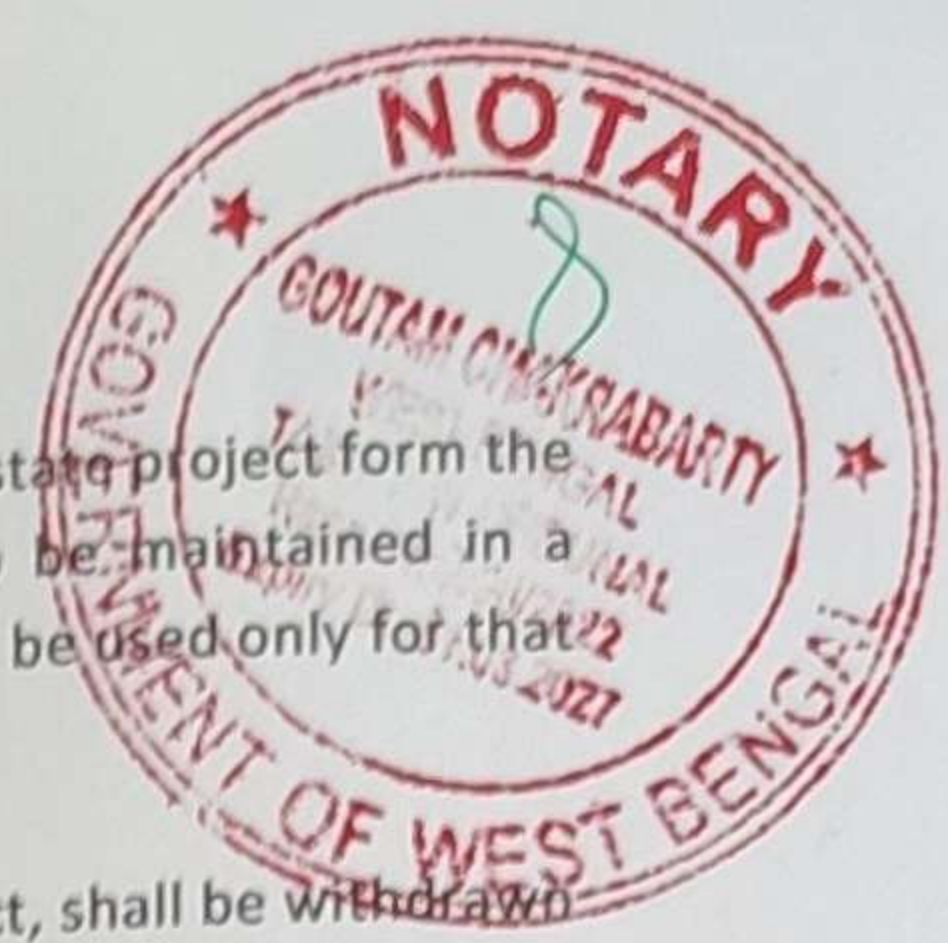
That the project in which the project shall be completed by the promoter is

City, Kolkata-700061  
 Block-D-5  
 Sector-1  
 No-0012022  
 India

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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/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 their proportion to the percentage of completion of the project.
8. That I/ Promoter shall take all the pending approval on time, from the competent authorities.
9. That I/ Promoter have/has furnished such other documents as have been prescribed by the Rules and Regulation made under the Act.
10. That I/ Promoter 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.

### Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

*Vinay Gupta*  
Deponent

**Solemnly affirmed and declared  
before me on identification**

**GOUTAM CHAKRABARTY**  
Notary, Kolkata, India  
Govt. of W.B. Regn. No.- 098/2022  
West Bengal Taxation Tribunal  
Jalasampad Bhawan, Block-DF,  
Salt Lake City, Kolkata-700091

**31 AUG 2023**