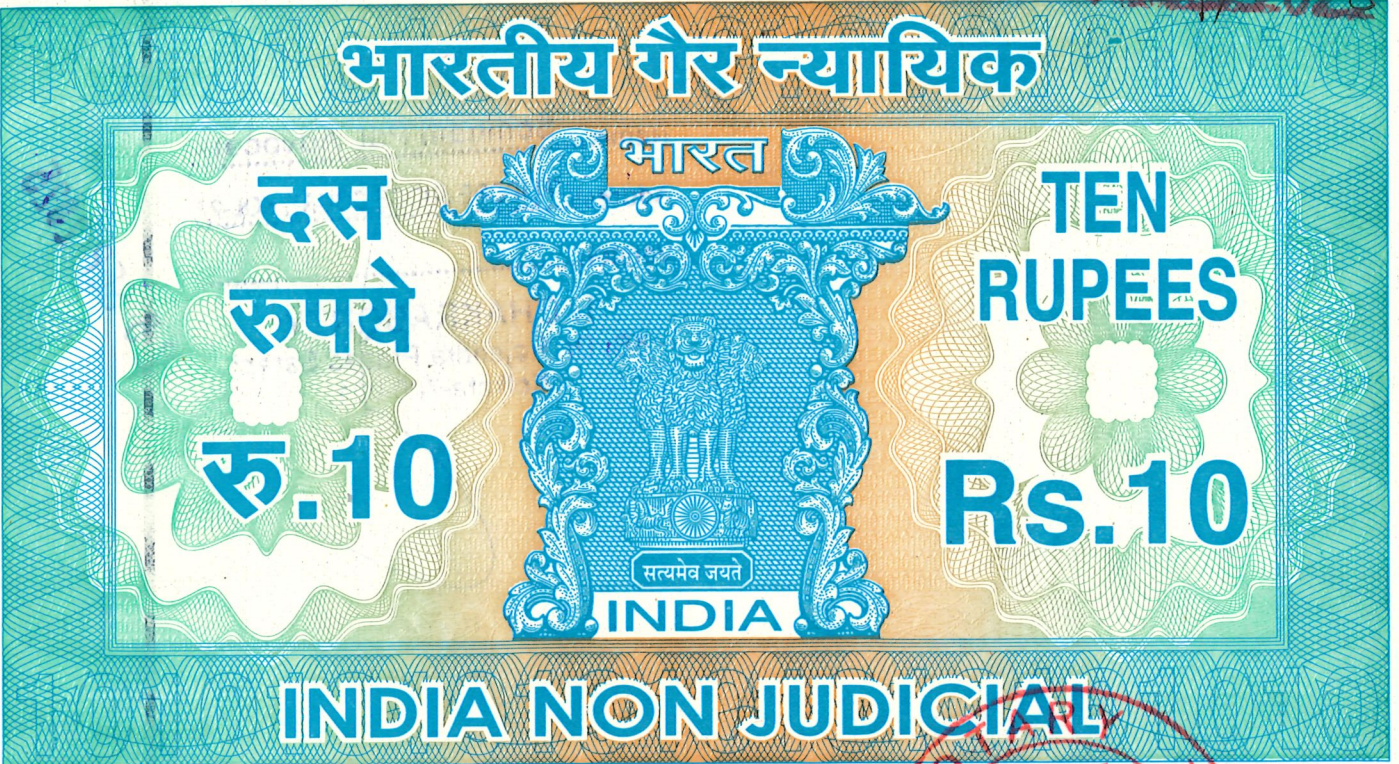


SL. No. 47/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM 'B'  
[See Rule 3(4)]  
BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COOP

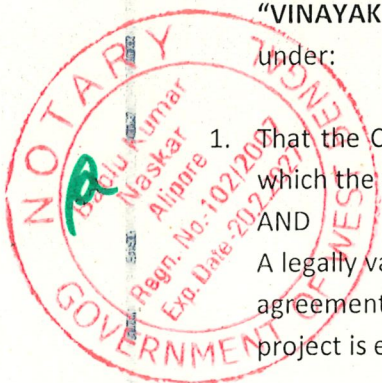
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Umesh Kyal, duly authorized by the promoter of the proposed project "VINAYAK 21 ACRES PHASE-I", vide his authorization dated 27/10/2025.

I, Mr. Umesh Kyal, duly authorized by the promoter of the proposed project "VINAYAK 21 ACRES PHASE-I", do hereby solemnly declare, undertake and state as under:

1. That the Companies mentioned in Schedule A below 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 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.

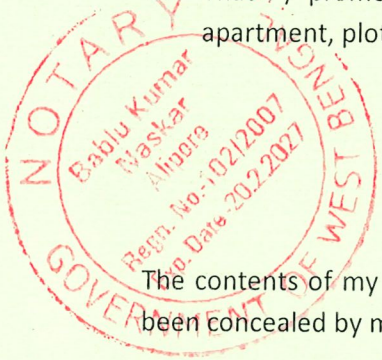


KYAL DEVELOPERS PRIVATE LIMITED

*Umesh Kyal*  
Director / Authorised Signatory

28 OCT 2025

3. That the time period within which the project shall be completed by me/promoter is 31/03/2031.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



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 \_\_\_\_\_ on this 28<sup>th</sup> Day of October, 2025.

KYAL DEVELOPERS PRIVATE LIMITED

  
Director / Authorised Signatory  
Deponent

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## Schedule A

(1) **SUBLIFE TOWNSHIP PRIVATE LIMITED** (PAN AATCS0463R, CIN U45400WB2013PTC192929), a company incorporated under the companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Kalighat, Post Office Kalighat, Police Station Tollygunge, Kolkata - 700026.

(2) **SWARNABARSA PROJECTS PRIVATE LIMITED** (PAN AATCS04641, CIN U45400WB2013PTC192958), a company incorporated under the companies Act, 1956, having its registered office at 8/B, Royd Street, Park Street, Post Office & Police Station Parkstreet, Kolkata - 700016.

(3) **GREENARENA RESIDENCY PRIVATE LIMITED** (PAN AAECG8941M, CIN U70109WB2012PTC185757), a company incorporated under the companies Act, 1956, having its registered office at 10A, Orchid Tower, 33/1/A, Kankurgachi Road, Post Office Kankurgachi, Police Station Maniktala, Kolkata - 700054.

(4) **LAGHUBIRAM DEVELOPERS PRIVATE LIMITED** (PAN AAKCA9407G, CIN U70109WB2012PTC185791), a company incorporated under the companies Act, 1956, having its registered office at 10A, Orchid Tower, 33/1/A, Kankurgachi Road, Post Office Kankurgachi, Police Station Maniktala, Kolkata - 700054.

(5) **GOLDENYATRA COMPLEX PRIVATE LIMITED** (PAN AAECG8939P, CIN U70109WB2012PTC185743), a company incorporated under the companies Act, 1956, having its registered office at The Reserve, Block-1B, Fl-9C, 225B A. J. C. Bose Road, Post Office Minto Park, Police Station Shakespeare Sarani, Kolkata - 700020.

(6) **MOONTREE REALCON PRIVATE LIMITED** (PAN AAICM1665Q, CIN U70109WB2012PTC185803), a company incorporated under the companies Act, 1956, having its registered office at 101/A, Ballygunge Place, Post Office and Police Station Ballygunge, Kolkata- 700019.

(7) **ARROWSPACE REALCON PRIVATE LIMITED** (PAN AAKCA9410D, CIN U70109WB2012PTC185879), a company incorporated under the companies Act, 1956, having its registered office at 68 Maharshi Debendra Road, Beadon Street, Post Office Beadon Street, Police Station Jorabagan, Kolkata - 700006.

(8) **NISHOK PROJECTS PRIVATE LIMITED** (PAN AAECN3348R, CIN U45400WB2013PTC192918), a company incorporated under the companies Act, 1956, having its registered office at P-44 Rabindra Sarani, Lalbazar, Post Office Lalbazar, Police Station Hare Street, Kolkata - 700001.

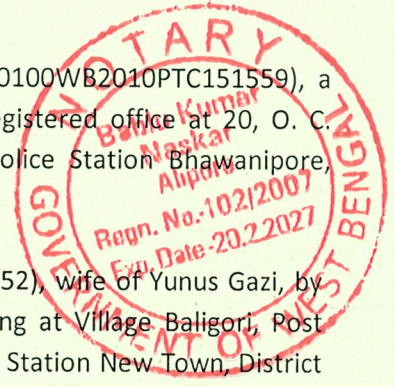
(9) **SWAPNABHUMI NIRMAN PRIVATE LIMITED** (PAN AASCS0366C, CIN U70109WB2012PTC185789), a company incorporated under the companies Act, 1956, having its registered office at 4, Debendra Lal Khan Road, Post Office and Police Station Bhowanipore, Kolkata - 700025.



**KYAL DEVELOPERS PRIVATE LIMITED**  
  
Director / Authorised Signatory

**28 OCT 2025**

(10) BONUS TRADELINK PRIVATE LIMITED (PAN AAECB2548B, CIN U70100WB2010PTC151559), a company incorporated under the companies Act, 1956, having its registered office at 20, O. C. Ganguly Sarani, Ground Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhawanipore, Kolkata-700020.



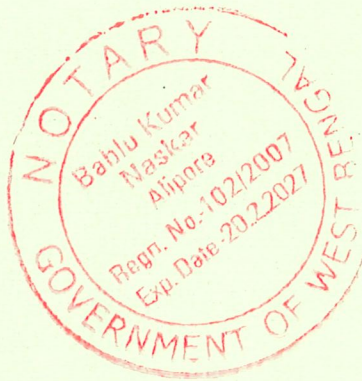
(11) MUSLIMA KHATUN (PAN CHQPK3462H and AADHAR 217899643752), wife of Yunus Gazi, by faith Muslim, by Nationality - Indian, by Occupation - Service, residing at Village Baligori, Post Office Chakpanchuria, Police Station-Newtown, Kolkata 700156, Police Station New Town, District North 24 Parganas.

(12) MD. SAHABUDDIN MOLLA (PAN AQXPM4616R and AADHAR 667345610780), son of Ketab Ali Molla, by faith Muslim, by Nationality - Indian, by Occupation - Business, residing at Village Hudarait, Post Office Bagu, Kolkata - 700135, Police Station - Rajarhat, District North 24 Parganas.

KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

For M/s Kyal Developers Pvt. Ltd.



KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

Umesh Kyal

Director

Solemnly Affirmed & Declared  
Before me on Identification

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

IDENTIFIED BY ME

  
Advocate

Mukhopadhyay  
Advocate

Alipore Police Court  
Enr. No. -WB/2037/1996

28 OCT 2025