

K/301/26
SL NO.

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



WEST BENGAL
BEFORE THE NOTARY PUBLIC
HOWRAH

21AC 517950

FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of VISHAL KUMAR OJHA, S/O UTTAM KUMAR OJHA, RESIDING AT VILL-BAHADURPUR, PO-BAGSUMA, PS-GOVINDPUR, DISTRICT-DHANBAD, JHARKHAND, PIN-828109, DESIGNATION – PARTNER, VINAYAK REAL ESTATE, promoter of the proposed project- “VINAYAK VISTA”

I, VISHAL KUMAR OJHA, S/O UTTAM KUMAR OJHA, RESIDING AT VILL-BAHADURPUR, PO-BAGSUMA, PS-GOVINDPUR, DISTRICT-DHANBAD, JHARKHAND, PIN-828109, DESIGNATION – PARTNER, VINAYAK REAL ESTATE, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, BHASKAR GHOSH & DEBASHREE GHOSH have 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 of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.

2. That the said land is free from all encumbrances.

LAXMIKANTA DAS
NOTARY HOWRAH SADAR
HOWRAH
Regd. No. 60/2002 Govt. of W.B.

8 JUN 2026

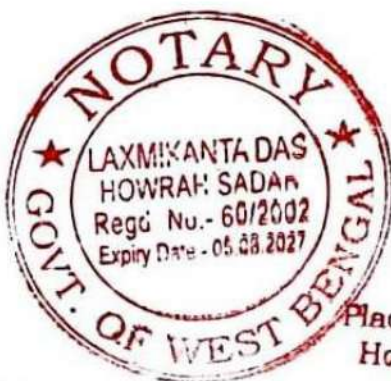
VINAYAK REAL ESTATE
Sojha
Partner

3. That the time period within which the project shall be completed by me/promoter is 26/03/2029.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 there from.

Verified by me at Howrah on this 18TH Day of June, 2026.



Place Judges' Court
Howrah - 711101
W.B. India

18 JUN 2026

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME BY THE DEPONENT ON
IDENTIFICATION OF ADVOCATE

18.06.26
LAXMIKANTA DAS
NOTARY HOWRAH
Govt. of West Bengal

Deponent
VINAYAK REAL ESTATE

Sojha
Partner

Blamobor
BIJOY LAXMI MOHANTY
ADVOCATE
JUDGES' COURT, HOWRAH