

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



AS 267975

Before the Notary
Govt. of India
Durgapur
District.- Paschim Bardha:

FORM B

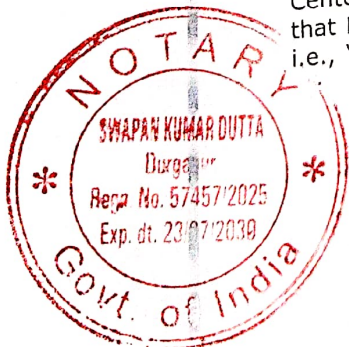
[See rule 3(4)]

**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. Raj Tiwari promoter of the proposed project;

I, Raj Tiwari, son of Late Dewasish Tiwari, residing at Bankali Tala, Village, P.O: Rajbandh, P.S: Kanksa, Dist: Paschim Bardhaman, PIN: 713212 being the Partner of "M/s. VINAYAK CONSTRUCTION & DEVELOPERS", a Partnership Firm, having its registered office at UCP-005, Bengal Ambuja City Center, Durgapur, P.O: City Center, P.S: City Center, Dist: Paschim Bardhaman, PIN: 713216 do hereby declare that M/s. VINAYAK CONSTRUCTION & DEVELOPERS is the promoter of the project, i.e., "VINAYAK GALAXY", constructed at Pardai, R.S. Plot No: 273, corresponding



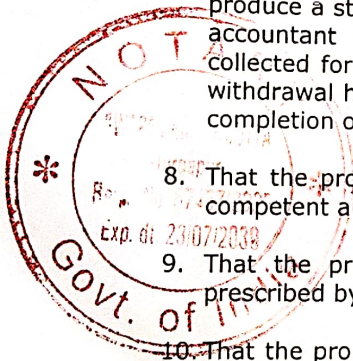
Swapan Kumar Dutta, Notary
Durgapur, Paschim Bardhaman
Regn No 57457/2025, Govt. of India

15 JAN 2026

17 JAN 2026

to L.R. Plot No: 82, L.R. Khatiyon No: 700, 701 & 702, Mouza: Pardai, R.S. J. L. No: 76, L.R. J.L. No: 001 P.O: Durgapur-06, P.S: New Township, Dist: Paschim Bardhaman, PIN: 713206 within the limits of Durgapur Municipal Corporation do hereby solemnly declare, undertake and state as under:

1. That Mr. Tanmoy Majumdar, Mr. Krishna Kumar @ Krishna Kumar Upadhyay and Mr. Rajesh Singh have the 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 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 the promoter is 16th April, 2029.
4. That seventy per cent of the amounts realized by the 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 schedule 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 the 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 the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



Deponent

Swapan Kumar Dutta, Notary
Durgapur, Paschim Bardhaman
Regn No 57457/2025. Govt of India

17 5 JAN 2026

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 Durgapur on this 9th day of January, 2026.



[Signature]
Deponent

Identified by me

[Signature]
Advocate

[Signature]
Swapan Kumar Dutta, Notary,
Durgapur, Paschim Bardhaman
Regn No 57457/2025, Govt. of India

15 JAN 2026