

S. No.

Date

भारतीय नैऋत्यिक

बीस रुपये

रु.20



RS.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

31AA 528946

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Sri Radheshyam Pancharia, son of Sri Bhanwar Lal Pancharia, aged about 53 years, working for gain at 1002, E M Bypass Front Block, Kolkata -700105 duly authorized by the PS VINAYAK HEIGHTS LLP (herein after referred to as a Promoter) promoter of the proposed project, vide an authorization dated 15<sup>th</sup> November 2022 ;

Sri Radhe Shyam Pancharia, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Owners as mentioned in the 2 nos. of Development Agreement have a legal title to the land on which the development of the proposed project namely "VAANYA" 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 promoter is 31<sup>st</sup> December 2027 with a grace period of 6 (six) months.
4. 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.



06 APR 2023

*Kalina Shyam Pancharia's*

016074

15 MAR 2023

No. .... Rs. 20/. Date.....

Name: **K. P. Majumdar**

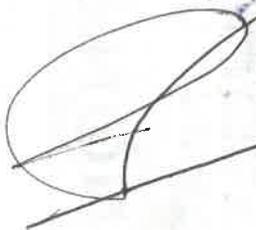
Address:

Alipore, Collector's, Calcutta

**SUBMANIAR DAS**

**STAMPVENDOR**

Alipore, Police Court, Cal-27



ENCLOSURE



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

**PS Vinayak Heights LLP**

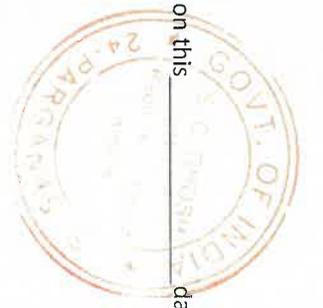
**Designated Partner / Authorized Signatory**

Deponent



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 Kolkata on this \_\_\_\_\_ day  
Of 2023.

**PS Vinayak Heights LLP**  
*Rakhee Sengupta*  
Designated Partner / Authorized Signatory

Deponent

**Solemnly Affirmed & Declared  
before me on Identification**

*A. Ghosh*  
**S. C. GHOSH, Notary**  
Alipore Police Court, Kol-27  
Reg. No. 925/97. Govt. of India

**Identified by me**

*A. Ghosh*  
**Advocate**  
*Naba Kumar Ghosh*  
Advocate  
Alipore Police Court  
Enrl. No.- WB/2037/1999

**06 APR 2023**