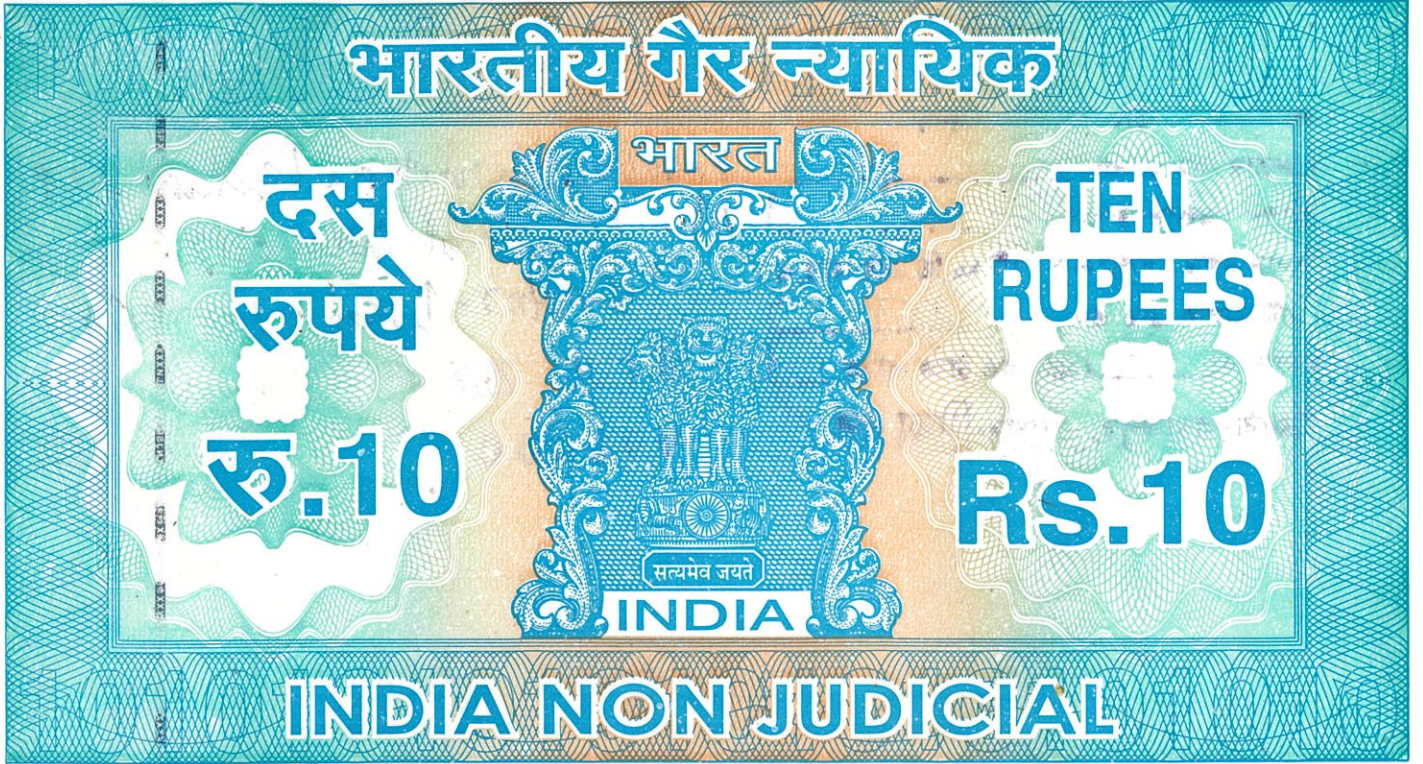


SL. NO. 10 / 20 24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

97AB 827056



BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST.-NORTH 24 PARGANAS

FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

**Affidavits cum Declaration of Sanjay Gupta being representative for the promoter of the proposed project vide its authorization dated 31/08/2024.**

I, Sanjay Gupta S/o Sri Gopal Prasad Gupta aged 49 years R/o Dwarka Vedmani, AD-169, Sector- I, Salt Lake City, Kolkata- 700064, duly representative for the promoter of the proposed project 'Meena Crystal' do hereby solemnly declare, undertake and state as under:

1. That Ganeshdham Projects LLP, Genesis Plaza LLP, Sainath Apartment LLP, Deepak Metal Works Pvt. Ltd., Nobel Metal Industries, Mr. Netai Mitra, Mr. Nemai Mitra and Mr. Shyamal Karmakar have a legal title to the land on which the development of the project is to be carried out

And

a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

YELLOW SAND REALESTATE LLP

Partner

03 SEP 2024

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स्ट्याम्प डेन्डुय मारु  
विधान नकर . मलटालक सति 12 दि एम आर उ  
गेटि स्ट्याम्प क्रय ता  
चालान नर  
केरी-वाराकपुर, डेअर-मिता नर

Yellowrand Realstate LLP  
AD.-169, Salt Lake city  
Sector-1, Kol-700064

04 JUL 2024  
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RECEIVED  
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FORM-4  
2017

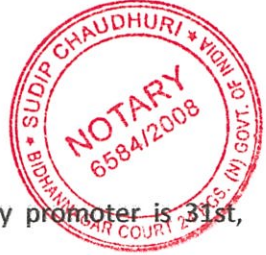
REPAYMENT RECEIPT

... of the promoter of the proposed project vide its letter dated 21/08/2024.  
... and 60 days aged 1 year R/o Dwarka Vastan, 10/12 Sector  
... fully representative for the promoter of the proposed project  
... take and state as below  
... LLP, Delhi  
...  
... of the title of such  
... and promoter

YELLOWRAND REALSTATE LLP

Partner

03 SEP 2024



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 31st, December, 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 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 only 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 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 specified 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.

YELLOWSAND REALESTATE LLP

Partner

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 03<sup>rd</sup> September Two Thousand and Twenty Four.

YELLOWSAND REALESTATE LLP

Partner

Deponent

Identified by me

Advocate

ATTESTED  
S. CHAUDHURI  
★ NOTARY ★  
GOVT. OF INDIA  
Regd. No.-6584/08  
Bidhannagar Court  
Dist.-North 24 Pgs

03 SEP 2024

MANOJ BASU  
Advocate  
Enrolment No.-F-247/2006  
Bidhan Nagar Court  
Kolkata-700091