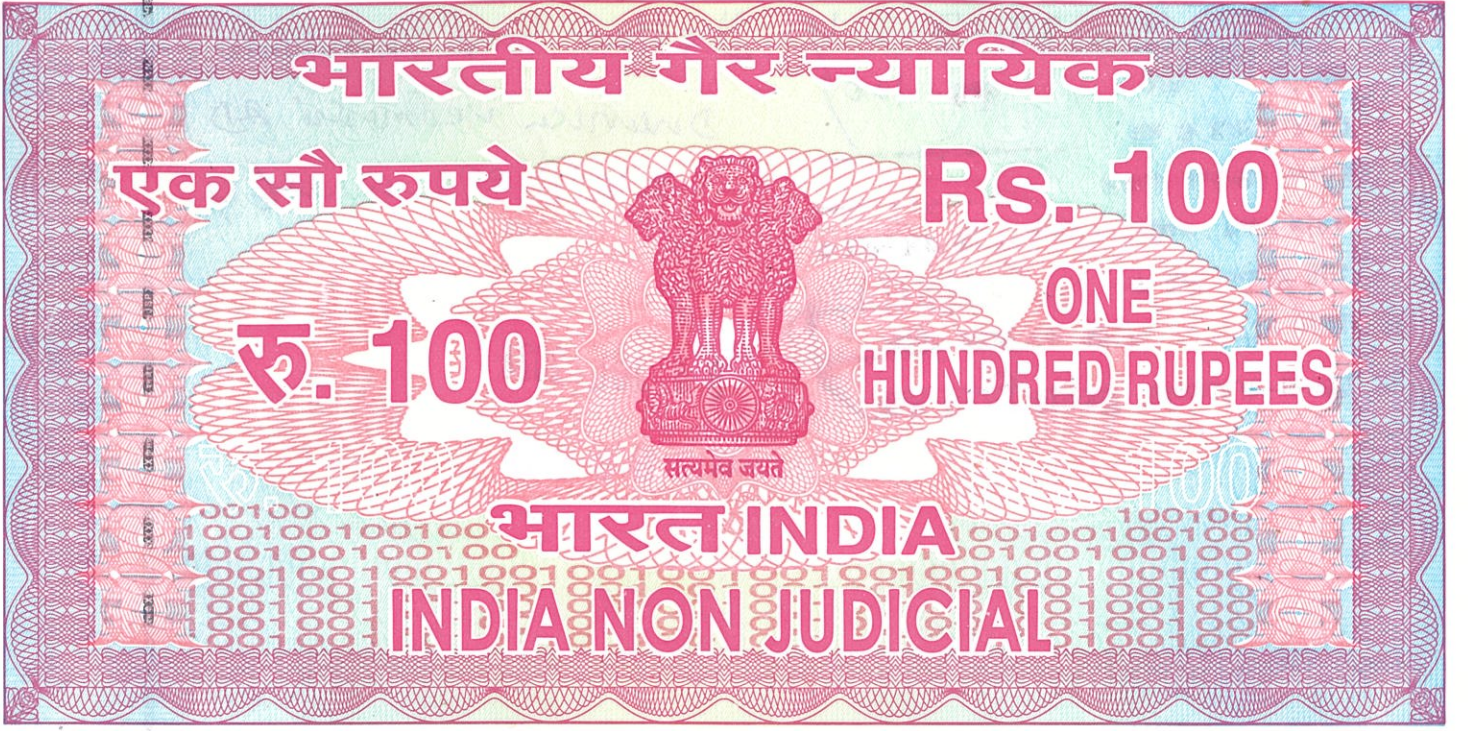


SL. NO. 1060 / 20.24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 518788

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 26/07/2024.**

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 do hereby solemnly declare, undertake and state as under:

1. That Shivganga Residency LLP and others 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 owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

YELLOWSAND REAL ESTATE LLP

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Partner

29 JUL 2024

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Yellow Sand Revesthale-LLD

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মূল্য 100/-

Dhanka vedmeri AD 169

SEE D NUMBER

ক্রেতার নাম ও পতা

স্টাম্প ছেদে যা হুকুর

বিধান নম্বর : সনটালক সনটি ১৬ ডি এন আর ৩

মোট স্টাম্প ক্রয় তা

চালান নং

ক্রমিক-বারাকপুর, ডেডার-মিতা দাস

*[Handwritten signature]*

04 JUL 2024

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YELL AND REVESTHALE

Partner



3. That the time period within which the project shall be completed by promoter is **01<sup>st</sup>, May, 2028.**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

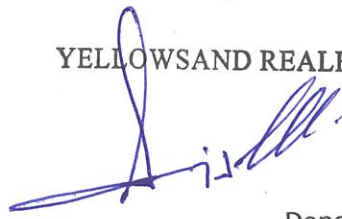
  
Partner  
Deponent


#### 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 29<sup>th</sup> day of July Two Thousand and Twenty Four.

YELLOWSAND REALESTATE LLP

  
Partner  
Deponent

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

  
Ajit Bhasin  
Ajit Bhasin  
Bidhannagar Court  
Enrollment No.-1530/2020

29 JUL 2024