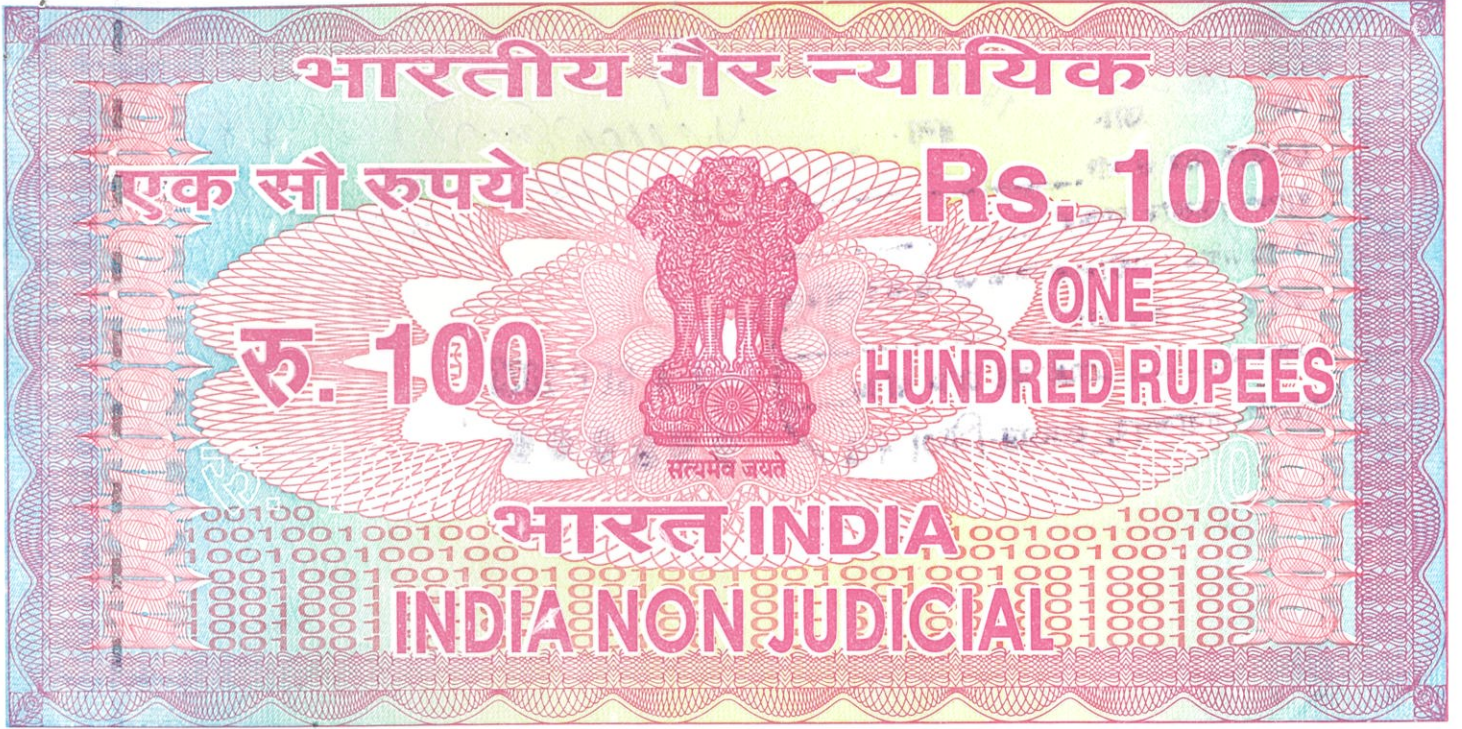


SL. NO. 1056/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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 27/07/2024.

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 Sri Hiranmoy Saha and Smt. Shilpi Das has 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 REALESTATE LLP

Partner

Anirudh Chakrabarty
Advocate

29 JUL 2024

Bidhannagar Court
Enrolment No.-1530/2020

3182

19 SEP 2023

107

Yellowstone Real Estate LLC

AD-168 - 52 64

তার
ক্রেতার নাম ও মা
স্থাপন ভেতর স্থাপন
বিধান নম্বর : সফটওয়্যার সিস্টেম ডি.এস.আর.ও
এটি স্থাপন ক্রয় তা
চলান নং
ফিল্ম-বাবাকপুর, ভেতর-মিতা দত্ত

14 SEP 2023

998000



RECEIVED
DEPARTMENT OF REVENUE
GOVERNMENT OF WEST BENGAL

FORM 1
19 SEP 2023

AFFIDAVIT OF DEED

I, the undersigned, being a duly qualified and authorized person, do hereby certify that the above-mentioned property is the property of the person named in the schedule and is not the property of any other person.

I, the undersigned, being a duly qualified and authorized person, do hereby certify that the above-mentioned property is the property of the person named in the schedule and is not the property of any other person.

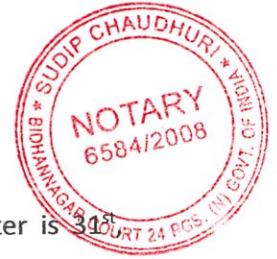
I, the undersigned, being a duly qualified and authorized person, do hereby certify that the above-mentioned property is the property of the person named in the schedule and is not the property of any other person.

I, the undersigned, being a duly qualified and authorized person, do hereby certify that the above-mentioned property is the property of the person named in the schedule and is not the property of any other person.

YELLOWSTONE REAL ESTATE LLC

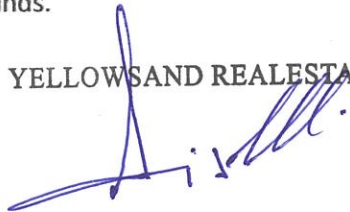
Partner

10 JUL 2024



3. That the time period within which the project shall be completed by promoter is 31st December, 2025.
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

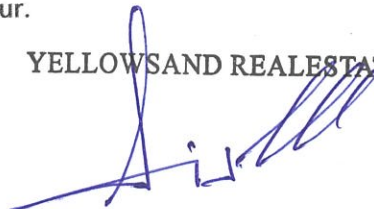
Deponent

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, 29/7 on this 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


Avijit Bhattacharya
Advocate
Bidhannagar Court
Enrolment No.-1530/2020

29 JUL 2024