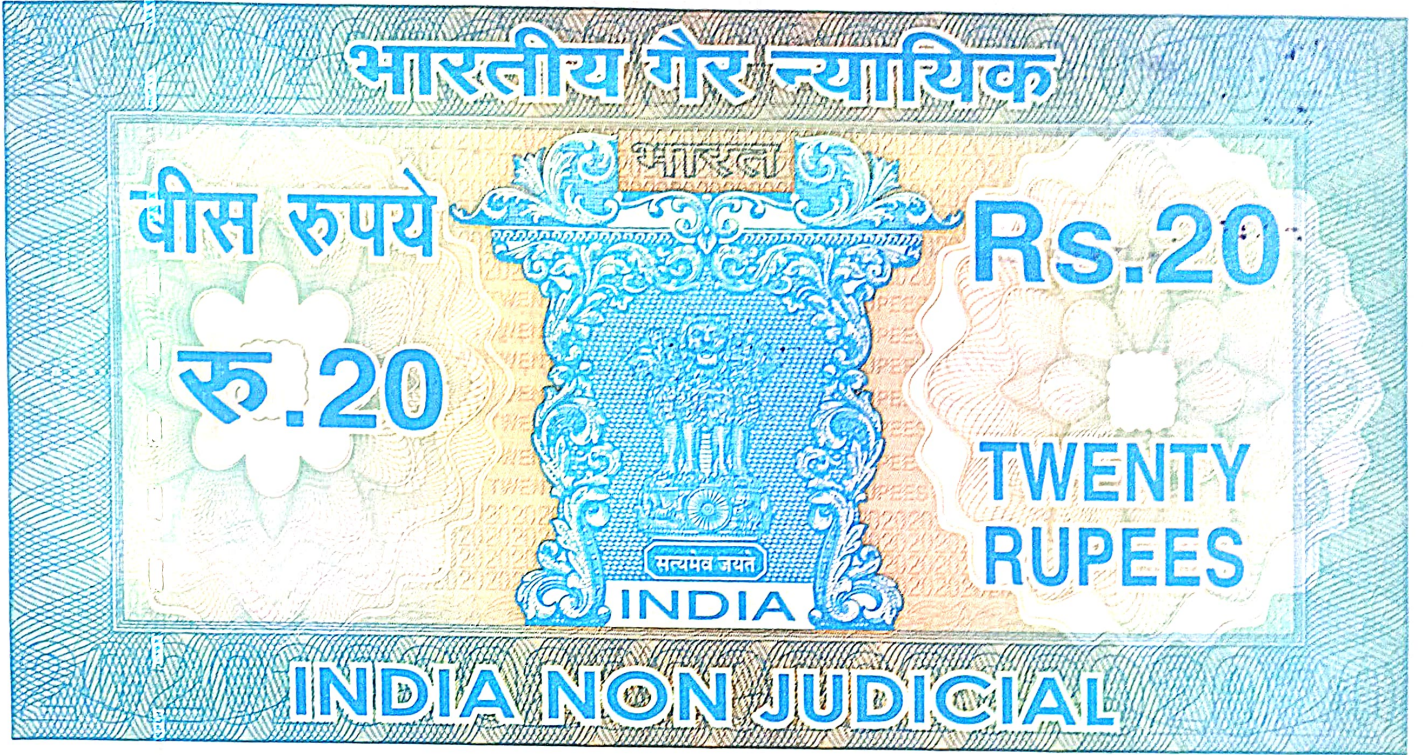




पश्चिम बंगाल WEST BENGAL

39AA 728108



FORM "B"

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Bejendra Agarwal, [ PAN NO. AYSPA1921] [AADHAR NO.6030 8893 0370] Son of Motiram Agarwal, age about 59 Years, by faith Hindu, by Occupation – Business, by nationality – Indian and residing at Dipti Apartment, Haren Mukharjee Road, Hakim Para, Siliguri-734001, being one of the partners of, "YASH SHREE DEVELOPERS" and being the promoter of the proposed project.

*Debashis Chakraborty*  
Notary Govt of India  
Siliguri, Darjeeling  
Regd No. 13792

Cont...P-2

30 AUG 2025

*Byeend Agarwal*





I Bejendra Agarwal , Partner of “ YASH SHREE DEVELOPERS” and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That. LANDLOAD NAME. YASH SHREE DEVETOPERS have a 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 promoters is (DELEVERY DATE OF PROJECT - 31<sup>ST</sup> DEC : 2028 ).
4. That seventy per cent of the amounts realized by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 amount collected for a particular project have been utilized for the project and the withdrawal has been compliance with the proportion on the percentage of completion of the project.

*By Bejendra Agarwal*

30 AUG 2025

*Debashish Chakraborty*  
Notary Public, Govt. of India  
Singur, Barisal  
Regd No. 13792

8. That the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoters 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.

Bijendra Agarwal

Deponent

The Contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Siliguri, on this 30th day of August, 2025.

## AFFIDAVIT

Solemnly Affirmed Before me

By Bijendra Agarwal

Of Siliguri

Identified by R. Chakraborty, Adv.

This the 30th day of Aug, 2025.

Bijendra Agarwal

Deponent

Identified by me

Identified by me

Chy

Advocate Siliguri

**R. Chakraborty**  
Advocate, Siliguri

**Debashish Chakraborty**  
Notary Govt of India  
Siliguri, Darjeeling  
Regd No. 13792

**30 AUG 2025**