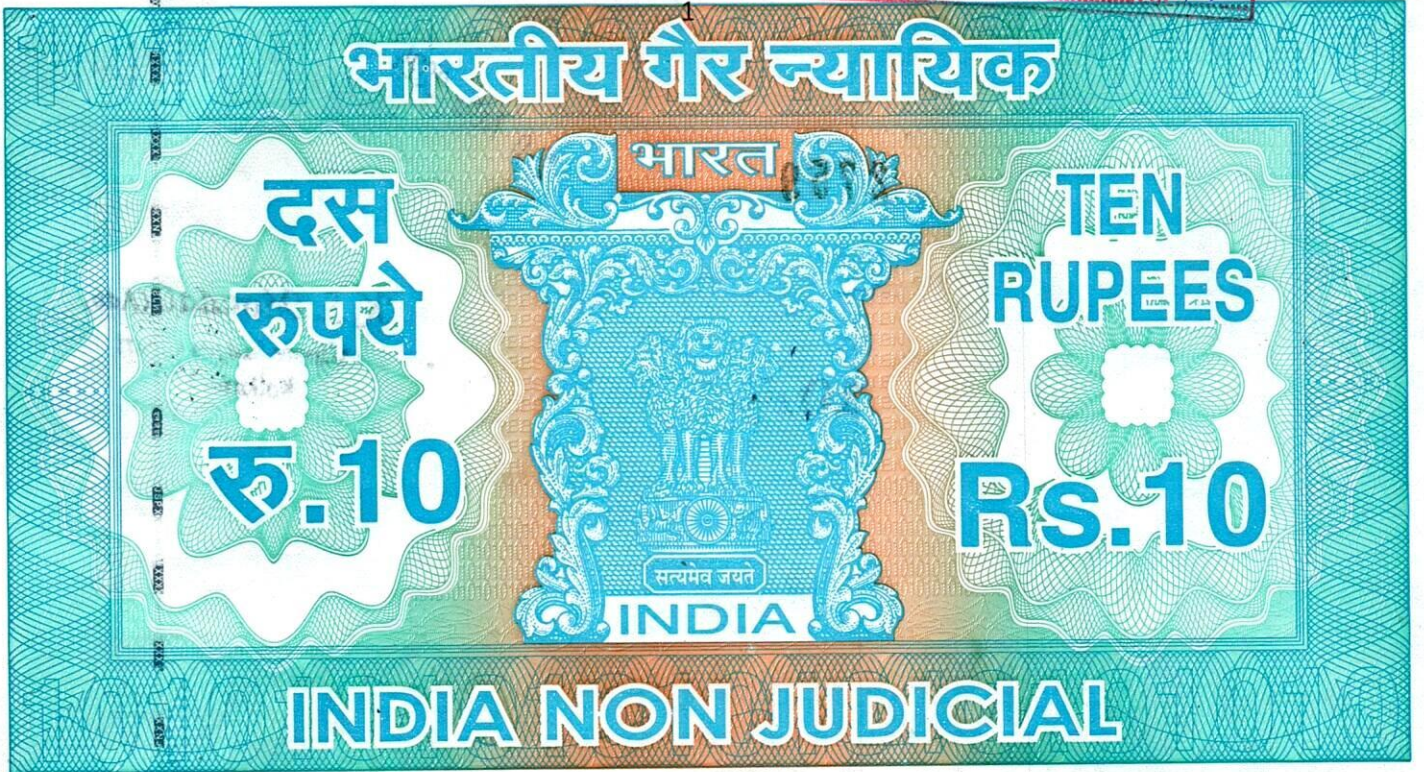


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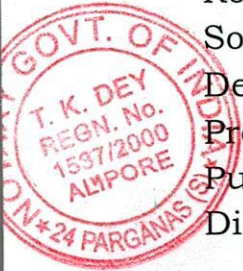
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Form-'B'

Under Rule 3(4) of West Bengal Real Estate
(Regulation and Development) Rules, 2021**AFFIDAVIT CUM DECLARATION**

WE, (1) **BIKASH AGARWAL**, son of Late Rajendra Kumar Agarwal, (2) **PAWAN AGARWAL**, son of Late Babulal Agarwal, (3) **PRASHANT RAJ KRIT**, son of Sri Ashok Gupta, (4) **RAJIV KUMAR SINGH**, son of Sri Umesh Singh, (5) **ABIR DUTTA**, son of Sri Pijush Kanti Dutta, being the partners of **YASHVI CONSTRUCTION** at 26, Mahamaya Mandir Road, Mahamayatala, Garia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, District - South-24 Parganas, the Developer of the project Christened "**PRISTINE ENCLAVE**", being Premises No. 4008, Nayabad, Post Office : Panchasayar, Police Station: Purba Jadavpur, Kolkata-700094, District- South 24 Parganas, District- South 24 Parganas, within the limits of Kolkata Municipal



02 SEP 2024

Rajiv Singh
Prashant

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20 AUG 2024

S.L. No..... Date.....
Name.....
Address.....
Value.....

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K.S. Mondal, (Ado)
Alipore Judges Court
Kolkata-27

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S. R.O., Kol.-150



Corporation, Ward No-109 duly represented by its landowner Mr. Arun Pal do hereby jointly and severally solemnly declare, undertake and state as under:

1. We 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/s 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 us **28.08.2029** is as per sanctioned building plan vide plan no. **2024120210** dated **29.08.2024**, duly sanctioned by the Kolkata Municipal Corporation.
4. That seventy percent of the amounts realized by us 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 we 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.

Paran Dey
Rajiv Singh
Shub
Prakash



02 SEP 2024



9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we 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.

Rajiv Singh
 ✓ Dilen Aggarwal
 2. Pawan Aggarwal
 Prashant
 (Prashant Rajput)

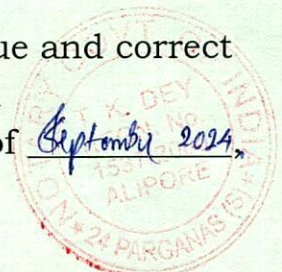
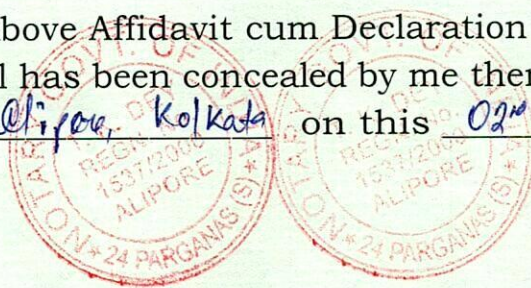
[Signature]

✓ (ABIR DUTTA)
Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from
 Verified by me at Alipore, Kolkata on this 02nd day of September 2024.
 2024.



Solemnly Affirmed & Declared
 before me on identification

[Signature]

T. K. Dey, Notary
 Alipore Judges' Police Court, Cal-27
 Reg. No. 1537/2000, Govt. of India

Rajiv Singh

✓ Dilen Aggarwal
 Pawan Aggarwal
 Prashant
 (Prashant Rajput)
[Signature]

✓ (ABIR DUTTA)
Deponent

Identified by me

Nabakumar Mukhopadhyay
 Advocate

02 SEP 2024

Alipore Police Court
 Enrl. No.- WB/2037/1999

02 SEP 2024



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