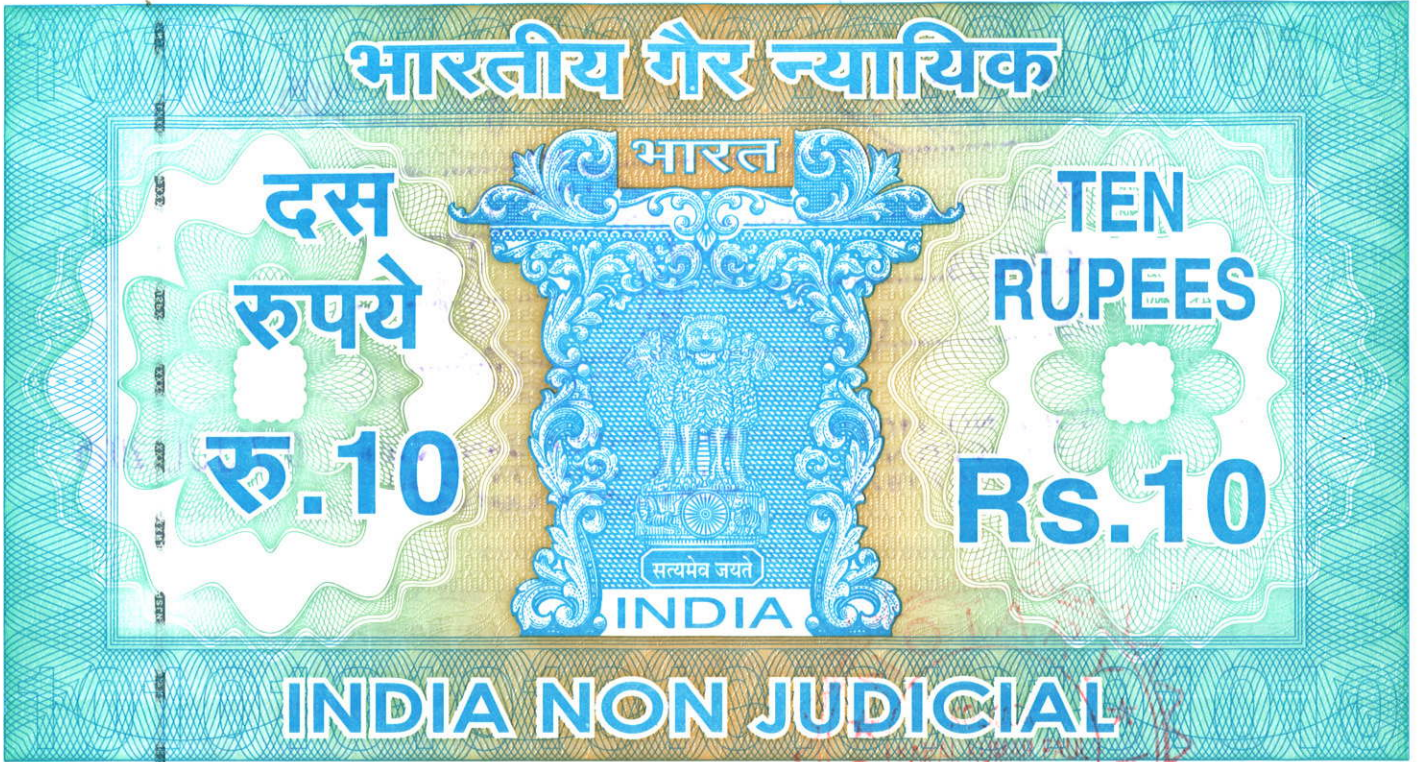




पश्चिम बंगाल WEST BENGAL



FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of (1) SRI SWARNAJYOTI ROY [PAN AHQPRO216C], (2) SRI PRASANTA DAS [PAN AXSPD5786F] and (3) SMT. NILA DEBI [PAN AOIPD2502C], designated partners and authorized signatories of M/S. RED WOOD ASSOCIATES, promoter of the proposed project "PRAKRITI APARTMENT" lying and situated at Mouza-Jotbhim, J.L. No.-03, Touzi.-23, L.R. Khatian No.-1105, L.R. Dag No.- 253,258, P.S.-Bhangar At Present Kolkata Leather Complex, District-24 Pgs (S), Under Bamanghata Gram Panchayet, Pin 700156;

We, (1) SRI SWARNAJYOTI ROY [PAN AHQPRO216C], (2) SRI PRASANTA DAS [PAN AXSPD5786F] and (3) SMT. NILA DEBI [PAN AOIPD2502C], designated partners and authorized signatories of M/S. RED WOOD ASSOCIATES, promoter of the proposed project "PRAKRITI APARTMENT" lying and situated at Mouza-Jotbhim, J.L. No.-03, Touzi.-23, L.R. Khatian No.-1105, L.R. Dag No.-253,258, P.S.-Bhangar At Present Kolkata Leather Complex, District-24 Pgs (S), Under Bamanghata Gram Panchayet, Pin 700156 do hereby solemnly declare, undertake and state as under:

NOTARIAL KALKAJI PAPER
NOTARY PUBLIC OF INDIA
Reg. No. 270094
C.M. No. Court
2 & 3 Banskahal Street
Kolkata-700001

15 JUN 2025

24879

07 JUL 2025

SOLD TO.....

ADDRESS.....

RS.....

07 JUL 2025



CODE NO. (1067)
LICENCED NO.
20A/1973

ANJUSHREE BANERJEE
L. S. VENDOR (O/S)
HIGH COURT, KOLKATA, TN

07 JUL 2025

1. That (1) **SRI JOYDEB MONDAL [PAN AUFPM6958E]** 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 **M/S. RED WOOD ASSOCIATES** /promoters is **13.05.2028**.

4. That seventy per cent of the amounts realised by **M/S. RED WOOD ASSOCIATES** 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 /** 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 **We /** promoter shall take all the pending approvals on time, from the competent authorities.

9. That **We /** promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That **We /** 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.

RED WOOD ASSOCIATES

Promoter

Partner

RED WOOD ASSOCIATES

Srijoydeb Mondal

Partner

RED WOOD ASSOCIATES

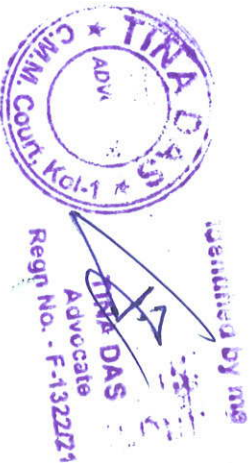
Nilesh

Partner

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at _____ on this _____ day of _____.



Deponent

Solemnly Affirmed & Declared before me on Identification of Ld. Advocate

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
Regn No. 270004
C.M.M's Court
2 & 3 Bankshall Street
Kolkata-700001

KAMAL KUMAR PAUL, NOTARY
Govt. of India Regn No.-270004
Kolkata-700001

15 JUN 2025