

96AB 265519

FORM 'B'

[See Rule 3(4)]

**Affidavit cum Declaration**

Affidavit cum Declaration of **SITAL KUMAR PODDAR, S/O SHYAM SUNDAR PODDAR, RESIDING AT 69, S.K. DEB ROAD, SREEBHUMI, DISTRICT-NORTH 24 PARGANAS, WEST BENGAL-700048, DESIGNATION – PROPRIETOR, S.K. CONSTRUCTION**, promoter of the proposed project;

I, **SITAL KUMAR PODDAR, S/O SHYAM SUNDAR PODDAR, RESIDING AT 69, S.K. DEB ROAD, SREEBHUMI, DISTRICT-NORTH 24 PARGANAS, WEST BENGAL-700048, DESIGNATION – PROPRIETOR, S.K. CONSTRUCTION**, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, **SITAL KUMAR PODDAR** have a legal title to the land on which the development of the proposed project is to be carried out,

AND

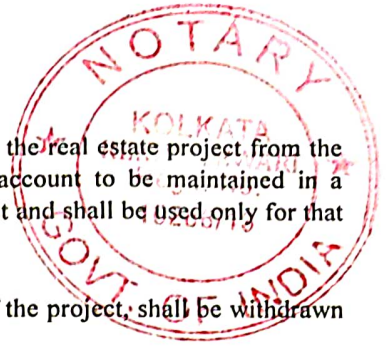
A legally valid authentication of title of such land of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is **31/12/2028**.

**REKHA TEWARI**  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

13 AUG 2024



4. That seventy percent of the amount realised by me/promoter for the real estate project from the allotted, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**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 \_\_\_\_\_ on this \_\_\_\_\_ Day of \_\_\_\_\_, 2024

Deponent

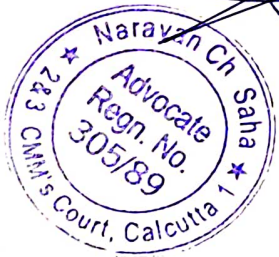
**S. K. CONSTRUCTION**

*S. K. Construction*

Proprietor

*Identified by me*

*Advocate*



**REKHA TEWARI**  
**NOTARY**  
 Regn. No. - 10280/13  
 C.M.M.'s Court  
 Kolkata - 700 001

**SOLEMNLY AFFIRMED AND DECLARED  
 BEFORE ME ON IDENTIFICATION**

*REKHA TEWARI*  
**REKHA TEWARI**  
**NOTARY**

**13 AUG 2024**