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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

81AB 649123

Before The Notary Public

FORM 'B'

[See rule 3(4)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Manob Aditya, Partner of M/s. ADITYA ESTATE (Partnership Firm) having its office at 148, Jessore Road, Aditya Bhawan, Block A – 4TH Floor, Kolkata - 700074 promoter of the project "SKYPARK" situated at Mouza – Dum Dum Contonment, J.L. No. 13, R.S. Dag No. 177, R.S. Khatian No. 11, L.R. Dag No. Part 283-2287, Touzi No. 3194, Municipal Holding No. 33/1, Ward No. 22, Dum Dum Municipality, lying and situated at 33/1, Khudiram Bose Road, PO & PS – Dum Dum, Kolkata – 700080, Dist: North 24 Parganas, West Bengal, India.



18 APR 2023

I, Manob Aditya, son of Late Biman Kumar Aditya promoter of the project 'SKYPARK" do hereby solemnly declare, undertake and state as under.



1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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 me/promoter is 31ST December, 2026.
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



18 APR 2023

10. That I / 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.



ADITYA ESTABL
Manob Aditya
Partner

Deponent

Verification

I, Manob Aditya Son of Biman Kumar Aditya, Resident of 182, Jessore Road, Flat B/2, Aditya Apartment, Kokata - 700074 do solemnly affirm that 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 on this 18th day of April, 2023

ADITYA ESTABL

Manob Aditya
Partner

Deponent

Identified by me

A. K. Sinha
Advocate



Solemnly Affirmed & Declared
before me on Identification

A. K. Sinha

A. K. Sinha, Notary
Aipore Judges/Police Court, Cal-2's
Regd. No. 608/1995 Govt. of India

18 APR 2023