

S.L. No. 102/24

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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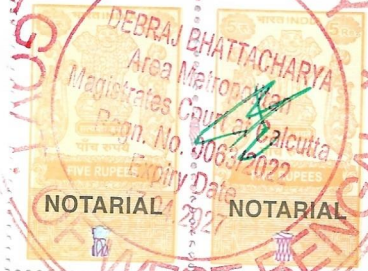
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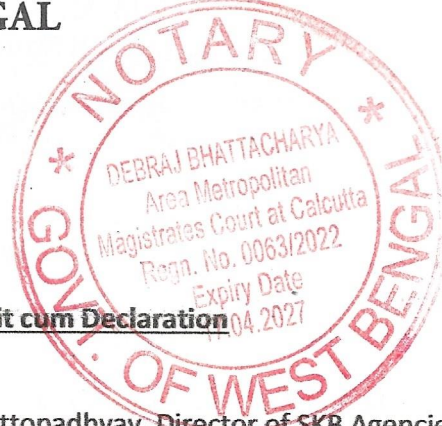
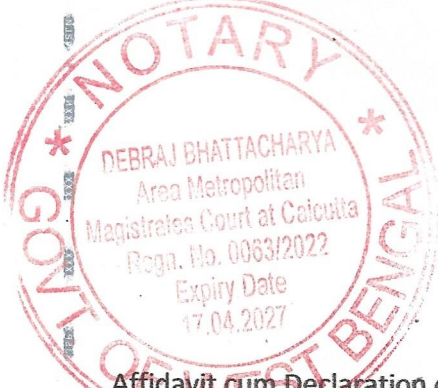
भारत INDIA

INDIA NON JUDICIAL



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 133686




Affidavit cum Declaration

Affidavit cum Declaration of Mr Santanu Chattopadhyay, Director of SKB Agencies Pvt. Ltd. promoter and owner of the project "URBANA RESIDENCY".

I SANTANU CHATTOPADHYAY, son of Late Shyama pada Chattopadhyay, aged about 55 years, residing at 38 J N-Lahiri Road, Serampore, Hooghly – 712201 being the Director of M/s SKB Agencies Pvt. Ltd. having its registered office at 234 GNB Road, Guwahati – 781003 (Assam) and corporate office at 15, Chittaranjan Avenue, Kolkata 700072, P.S. Bow Bazar, promoter of the proposed project "URBANA RESIDENCY", do hereby solemnly declare, undertake and state as under :

1. That, I the Promoter have a legal title to the land on which development and the right to build a multi-storeyed building proposed as "URBANA RESIDENCY", situated at 468 (306) G.T. Road, Ward No. 03, P.S. Baidyabati, Hooghly by virtue of a sanction plan no. 001 dated 31.08.2023 sanctioned by Baidyabati Municipality.


Debraj Bhattacharya
Notary, Govt. of W.B.
Regd. No. 063/2022
MM, Bankshall Court, Calcutta

07 MAR 2024

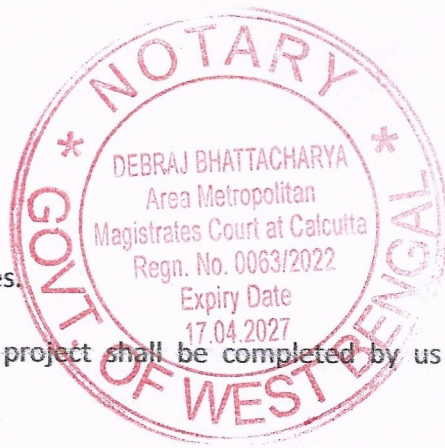
SKB AGENCIES PVT. LTD.


Director / Authorised Signatory

Sold To.....
Name.....
Address.....
29 FEB 2024
Rs.....
**C.M.M.'s Court
2, Bankshall Street, Kol-1**

142551
SKB AGENCIES PVT. LTD.
15. e. R. Das, Ref-72
Director / Authorised Signatory

ABANISH KUMAR DAS
Gov. License Stamp Vendor
C. M. M.'s Court
2, Bankshall Street, Kol 1



2. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is 31st January, 2027.
4. The seventy percent of the amounts realised 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 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 shall take the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by 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.

Identified by me
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/199
C.M.M. Court, Kolkata

07/03/2024

Solemnly Affirmed and
Declared before me U/S 139
CPC, U/S 297 (C) CRPC Deponent
Signature Identified by Advocate
D. S. Chakraborty
Notary

Debraj Bhattacharya
Notary, Govt. of W.B.
Regd. No. 063/2022
MM, Bankshall Court, Calcutta

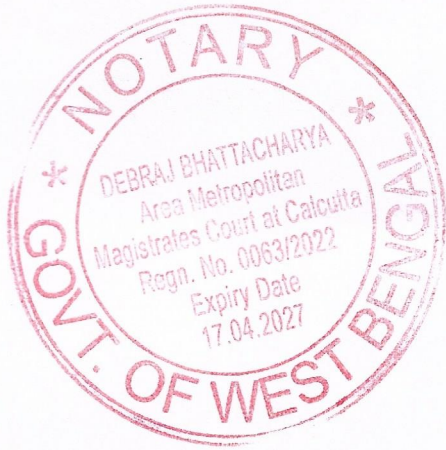
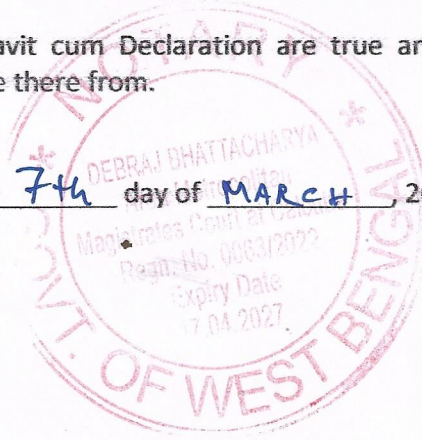
Deponent
SKB AGENCIES PVT. LTD.
Chatterjee
Director / Authorised Signatory

07 MAR 2024

Verification

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

Verified be me at Kolkata on this 7th day of MARCH, 2024.



Deponent

SKB AGENCIES PVT. LTD.

Chittopadhyay
Director / Authorised Signatory

07 MAR 2024