

भारतीय गैर न्यायिक

एक सौ रुपये

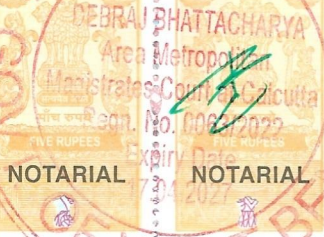
Rs. 100

रु. 100

ONE HUNDRED

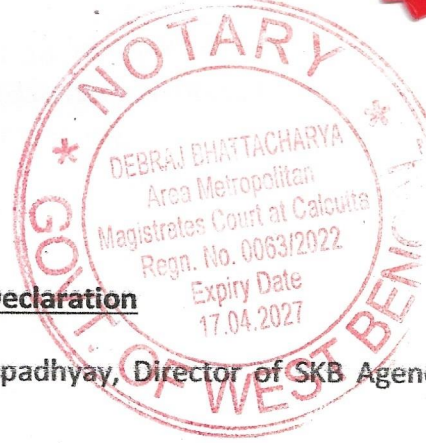
सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 133691



Affidavit cum Declaration

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


I, Santanu Chattopadhyay promoter of the project "URBANA RESIDENCY" 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 at "Urbana Residency" 468(306) G.T. Road, Ward -03, P.S. Baidyabati, Hooghly – 712204

AND

a legally valid authentication of title of such land for development of the real estate project is enclosed herewith.

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


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

142556

Sold To.....
Name.....
Address.....
2-9 FEB 2024
Rs.....
C.M.M.'s Court
2, Bankshall Street, Kol-1

SKB AGENCIES PVT. LTD.

Director / Authorised Signatory

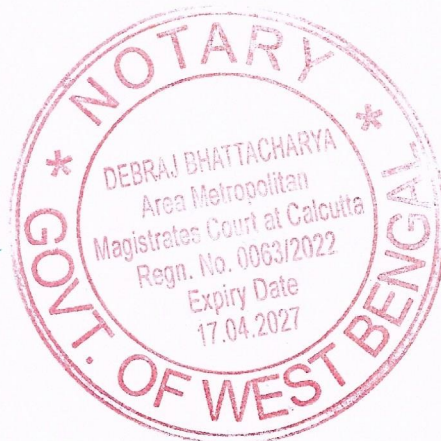
C. R. Das, lot 72

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

3. That the time period within which the project shall be completed by me/promoter is 31st January 2027.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.



Deponent

SKB AGENCIES PVT. LTD

Shaktipada Dasgupta
Director / Authorised Signator

Signature/s of the Executant/s
are Attested on the Identification
of the Advocate

D. Bhattacharya

Notary

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

07 MAR 2024



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.

Shakti Chatterjee
Director / Authorised Signatory

07 MAR 2024