

Serial No. 12 / 2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

31AA 475098

FORM 'B'

Affidavit cum Declaration



Affidavit cum Declaration of Sri Radhe Shyam Pancharia, son of Sri Bhanwar Lal Pancharia, aged about 53 years, working for gain at 1002, E M Bypass, Front Block, Kolkata - 700105 duly authorized by the SKIES ENCLAVE LLP (herein after referred to as a Promoter) promoter of the proposed project, vide an authorization dated 12th April 2021;

I, Sri Radhe Shyam Pancharia, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Owners as mentioned in the Development Agreement and in the Supplementary Development Agreement have a legal title to the land on which the development of the proposed project namely "DOMINION" 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.



Contd-2

Radhe Shyam Pancharia
20 MAR 2023

02347

15 FEB 2023

Sl. No. Date

Sold to

of

Rupees

8 CHAKRABORTY
Advocate, Alipore Judge Court
Kolkata - 27

Sarwan Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF WEST BENGAL



SSNS RAM G.S



3. That the time period within which the project shall be completed by promoter is 1st December 2025.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



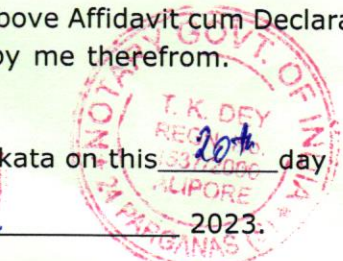
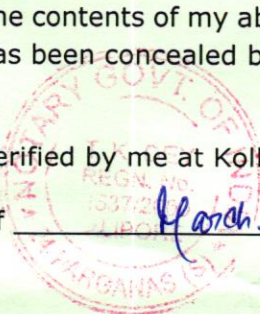
SKIES ENCLAVE LLP

Radhe Shyam Pancharis
Deponent

Verification

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 20th day
Of March, 2023.



**Solemnly Affirmed & Declared
before me on identification**

T. K. DEY, Notary
Alipore Judge's/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

20 MAR 2023

SKIES ENCLAVE LLP

Radhe Shyam Pancharis
Deponent

Nabakumar Mukhopadhyay
Advocate

Alipore Police Court
Enr. No.-WB/2037/1999

20 MAR 2023



SKIES ENCLAVE LLP



SKIES ENCLAVE LLP

Before me on identification

J.K. Jay...

20 MAR 2024

Advocate
District Court
20 MAR 2024