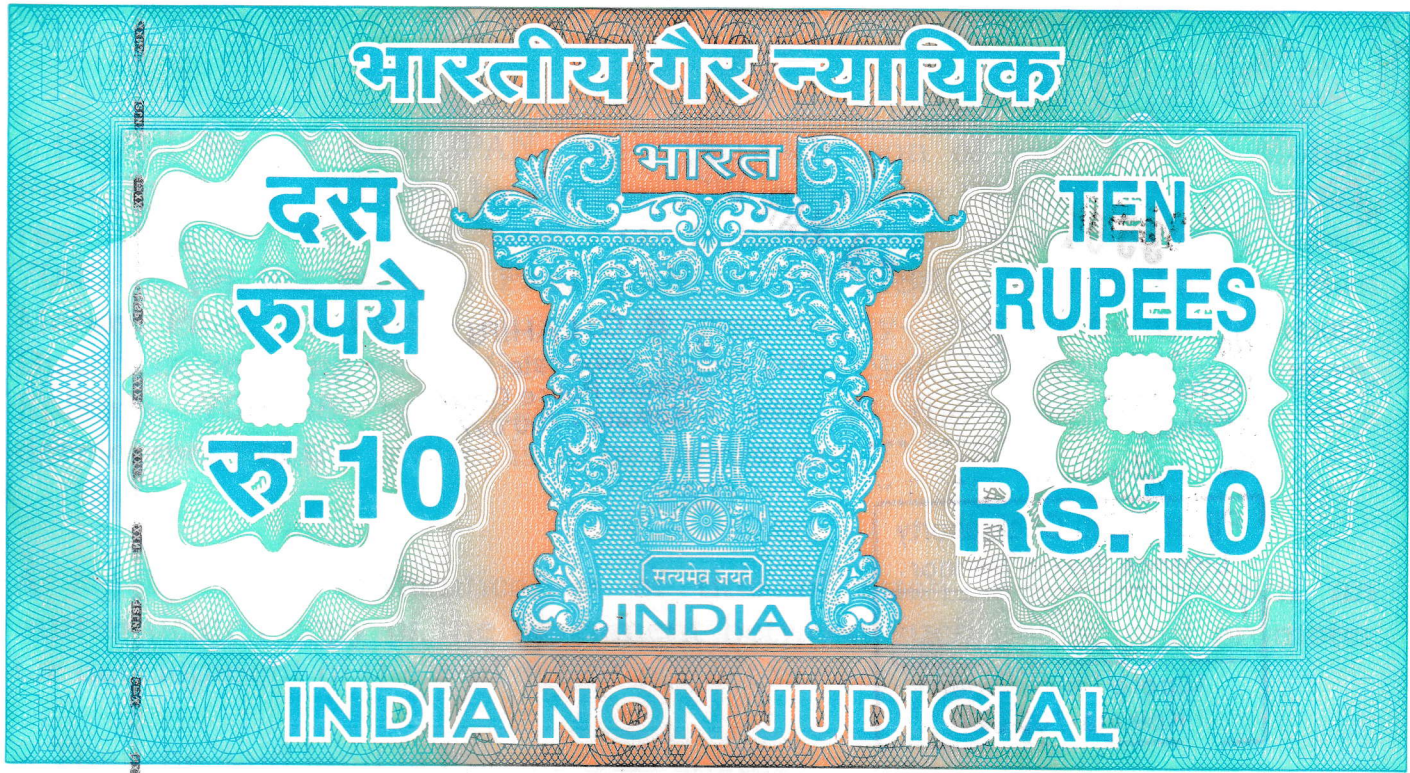


SL NO. 14

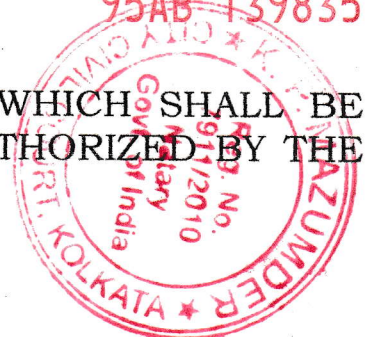


पश्चिम बंगाल WEST BENGAL
FORM 'B'

95AB-139835

[See rule 3(2)]

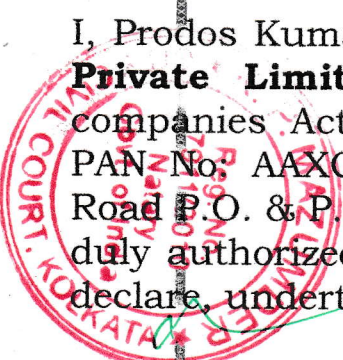
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prodos Kumar Adhikari, (PAN: ARNPA8234A), son of Sri Provat Kumar Adhikary, age about 38 years, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 259, Kalitala Road, Uttar Purbachal, P.S. Garfa, Kolkata-700078, Director of the promoter (**Skyare Developers Private Limited**) of the proposed project "**Skyare Sapphire**" situated at Premises No. 58C, S. N. Roy Road, Ward No: 119 under KMC, P.O. Sahapur, P.S- New Alipore, Distict: South 24 Parganas, Pin Code- 700038, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10/07/2024;

I, Prodos Kumar Adhikari Director of the promoter (**Skyare Developers Private Limited**), a Private Limited Company incorporated under companies Act, 1956, having CIN No.: U45309WB2016PTC217164 & PAN No: AAXCS4676E and registered office at 19/1, Sashan Kalitala Road P.O. & P.S. Thakurpukur Kolkata-700008, of the proposed project/ duly authorized by the promoter of the said project do hearby solemnly declare, undertake and state as under:



10 JUL 2024

SKYARE DEVELOPERS PVT. LTD.

Prodos Kumar Adhikari

DIRECTOR

1.(a) **Sri Ranjit Paul** (PAN- BGBPP6134J), son of Late Madan Mohan Paul, by Faith – Hindu, by Nationality- Indian, by Occupation- Business, residing at 69, S.N. Roy Road P.O.- Sahapur, P.S.- New Alipore, Kolkata- 700038, (b) **Sri Subhas Paul** (PAN- AFZPP5188A), son of Late Madan Mohan Paul, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 69, S.N. Roy Road P.O.- Sahapur, P.S.- New Alipore, Kolkata- 700038, have/has a legal title to the land on which the development of the project 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.

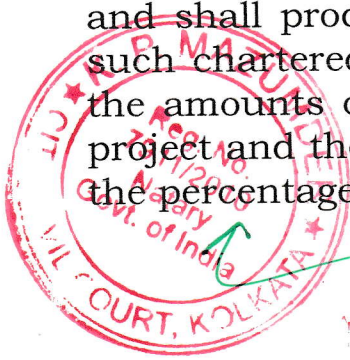
3. That the time period within which the project shall be completed by us/promoter is 31/03/2026.

4. That seventy percent of the amounts realised by us/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 schedule 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 / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



10 JUL 2024

SKYARE DEVELOPERS PVT. LTD.
Roob Kumar Acharya
DIRECTOR

8. That, we / promoter shall take all the pending approvals on time from the competent authorities

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.



SKYARE DEVELOPERS PVT. LTD.

Rakesh Kumar Acharya

DIRECTOR

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 day of 10th July, 2024.

SKYARE DEVELOPERS PVT. LTD.

Rakesh Kumar Acharya

DIRECTOR

Deponent



11 0 JUL 2024

Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME
S. Das
ADVOCATE