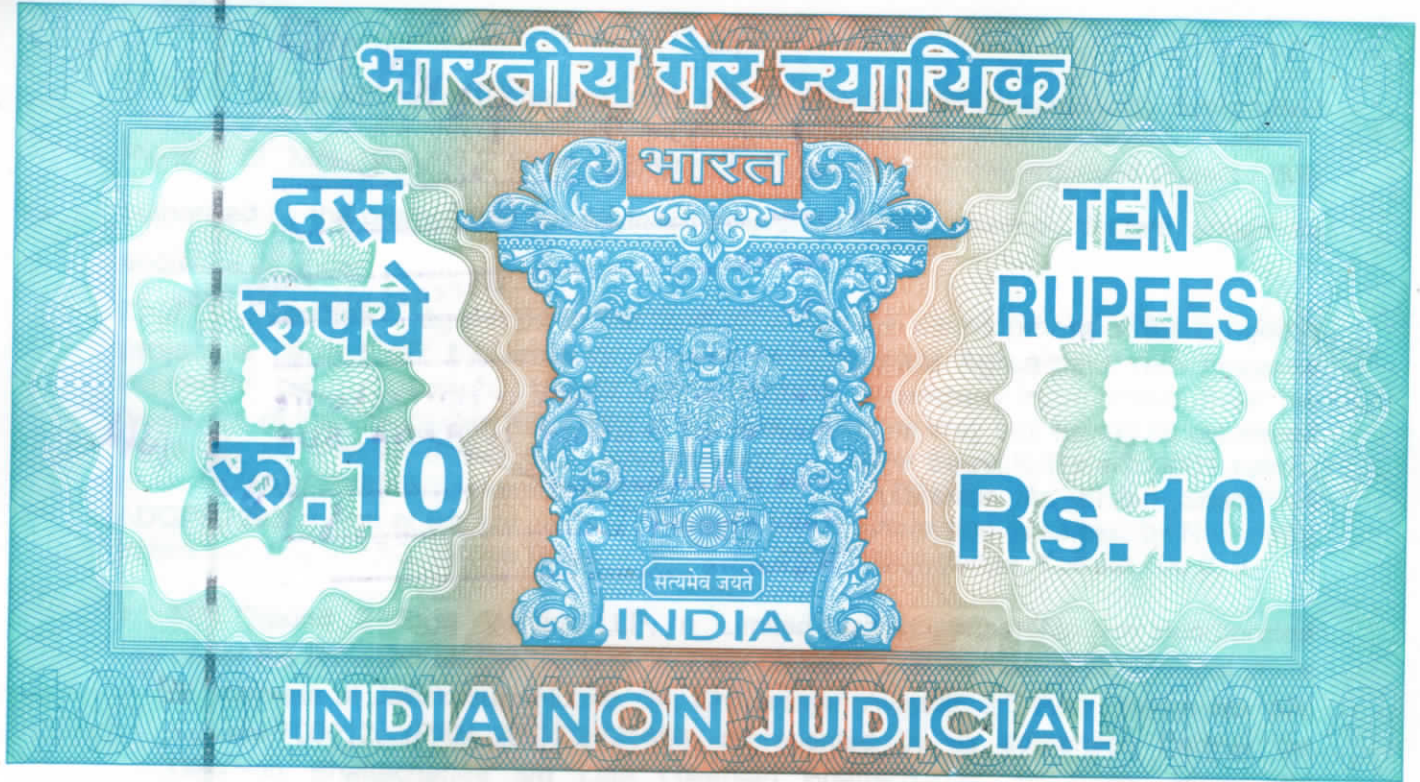


13 MAR 2024

BEFORE THE NOTARY
GOVERNMENT OF INDIA



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

: 83AB 519094

104

13 MAR 2024



FORM 'B'
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr Dipanjan Bhattacharjee, Designated Partner of M/s. Ground 2 Skye Ventures LLP (herein after referred to as 'the Limited Liability Partnership Firm'), Promoter, of the on-going project named TOWN SQUARE situated at S.N.Banerjee Road , under Ward No. 21, Mouza-Chanak, J.L. No. 04., R.S. Dag No-140,141,142,143, Khatian No-242,508,621,622, Holding No 6(4), P.S-Titagarh, Dist:-North 24 Parganas, Under Barrackpore Municipality , West Bengal, India duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06/03/2024 .

13 MAR 2024

GROUND 2 SKYE VENTURES LLP
Dipanjan Bhattacharjee
DESIGNATED PARTNER

(2)

I, Mr Dipanjan Bhattacharjee son of Lokenath Bhattacharjee, designated Partner of M/s. Ground 2 Skye Ventures LLP, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That the Firm has a legal right to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with Prudential Estates Pvt. Ltd., (CIN no. U70109WB1996PTC078034), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at 3A, Pollock Street, P.O. Radhabazar, P.S. Hare Street, Kolkata-700001 having (PAN – AABCP4896K), represented by its Additional Director Mr. Khilen Shah (PAN ADGPR7293D), son of Raman Shah, by faith Hindu, by occupation Business, by Nationality Indian, residing at 17/3, Ritchie Road, 1st Floor, P.O. & P.S Ballygunge, Kolkata 700 019

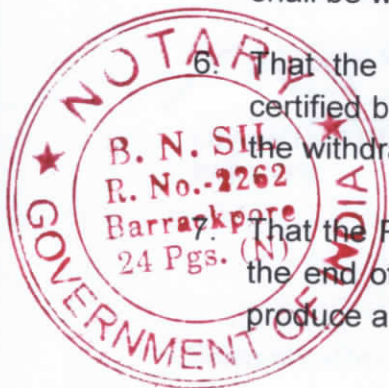
AND

1. M/S Ground 2 Skye Venture LLP, a Limited Liability partnership firm incorporated under the provision of Limited Liability Partnership Act, 1932, having its principal place of business at Jabakusum House, 34, Chittaranjan Avenue, 2nd Floor, Room No. 5B, Kolkata-700012, (PAN AATFG7216M), represented by its authorized Partner Sri Dipanjan Bhattacharjee s/o Late Lokenath Bhattacharjee, by Faith- Hindu, by Nationality- Indian, by occupation –Business, residing at 84, B.T. Road, P.O. & P.S. Baranagar, Kolkata-700090 (Aadhar no. 2216 9472 5857).

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are 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 the Partnership Firm within the date of 31/12/2026.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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 Partnership Firm 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



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GROUND 2 SKYE VENTURES LLP
Dipanjan Bhattacharjee
DESIGNATED PARTNER

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 the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, Mr Dipanjan Bhattacharjee son of Lokenath Bhattacharjee, by Nationality – Indian, by Occupation –Business, residing at 84, B.T. Road, P.O & P.S Baranagar, Kolkata -700090 in the District of North 24-Parganas, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, Ground 2 Skye Ventures LLP

GROUND 2 SKYE VENTURES LLP

✓ *Dipanjan Bhattacharjee*

DESIGNATED PARTNER

DIPANJAN BHATTACHARJEE
PARTNER



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 13th day of March, 2024

✓ *Dipanjan Bhattacharjee*

DESIGNATED PARTNER

DIPANJAN BHATTACHARJEE
PARTNER

*I identified by me
Sushanta Kumar Saha
Advocate*

SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON

13 MAR 2024

Solemnly affirmed before me on this 13th day of March, 2024.at Kolkata

BHOLANATH SIL
NOTARY-R/NO- 2262
GOVT OF INDIA

13 MAR 2024