

भारतीय गैर न्यायिक

बीस रुपये

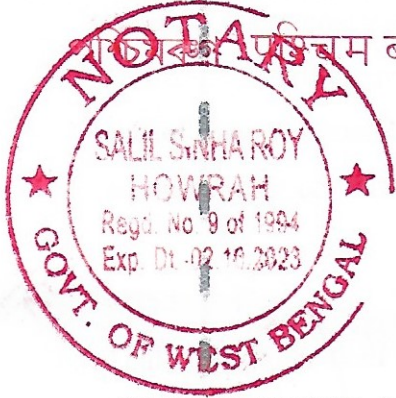
रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL



गौरीपुरा पश्चिम बंगाल WEST BENGAL

26AA 756553

FORM 'A'

[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 Ms. SKB REALTECH Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated ;

We, Swapan Kumar Banerjee and Dipayan Banerjee Partner of Ms. SKB REALTECH, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Swapan Kumar Banerjee have / has a legal title to the land on which the development of the project is proposed  
OR  
Swapan Kumar Banerjee have / has a legal title to the land on which the development of the proposed project is to be carried out  
AND  
A legally valid authorization of the 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.

30 JAN 2021

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

OR

That details of encumbrances on the land on which development is proposed, is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is

4. That Seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate accounts 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.

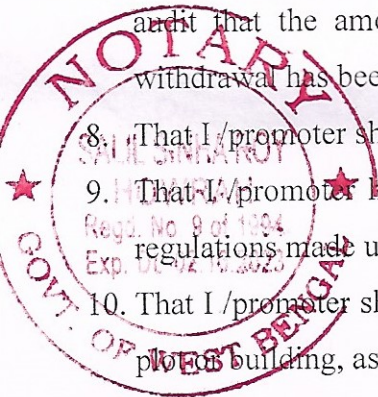
5. That the amounts from the separate accounts, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn after it is certified by the engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project 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 utilized for the project and 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 competent authorities.

9. That I /promoter have/has furnished such other document as have been prescribed by the rule and regulations made under the Act.

10. That I /promoter shall not discriminate against any allottee at the time of allotment of any apartment, plots building, as the case may be, on any grounds.



For SKB REALTECH  
Swapan Kumar Banerjee  
Deponent 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 \_\_\_\_\_ on this 30<sup>th</sup> day of January, 2021

SOLENNLY AFFIRMED & DECLARE  
BEFORE ME ON IDENTIFICATION

30.1.21  
SALE SINHA ROY  
NOTARY HOWRAH

For SKB REALTECH  
Swapan Kumar Banerjee  
Deponent  
IDENTIFIED BY ME &  
SIGNED/L.T.I. TAKEN IN MY PRESENCE  
Advocate

30 JAN 2021