

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

Before the notary public at Sealdah

FORM 'A'

[See rule 3(2)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/S SKY BLUE CONSTRUCTION** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21/07/2015.

M/S SKY BLUE CONSTRUCTION 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 / promoter have /has a legal title to the land on which the development of the project is proposed

OR

DEEPANJALI APARTMENT 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 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.

OR

That details of encumbrances: We have purchaser all that piece and parcel of "Bagan" of land measuring an area **5 (Five) Cottahs** be the same a little more or less, Mouza -Kodialia, comprise in Parts of J. L. No. 36, R.S.No.93, Touzi No.169, Comprised in C.S. & R.S.Dag No.254, under C.S. & R.S. Khatian No.2, Bearing Municipal Holding No. 27 & 27/1, P.S. New Barrackpore, Kolkata- 700131, within the ambit of Ward No- 16, within the local limits of New Barrackpore Municipality and

07 MAR 2020



the said property is butted and bounded by the manner following 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 M/S SKY BLUE CONSTRUCTION.

4. That seventy per cent of the amount realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 that I/ promoter shall get the accounts audited within six months after the end of every financial year by a chartered account 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.

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

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

9. 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.

Sky Blue Construction
Gurajit Chandra
Partner
Sky Blue Construction
(K. Chandra)
Deponent
Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from
Verified by me at Sealdah on this 7th Day of March, 2020.

Sky Blue Construction
Gurajit Chandra
Partner
Sky Blue Construction
(K. Chandra)
Deponent
Partner

ATTESTED by *me*

S. MITRA
NOTARY
Regd. No.-5515/08

Drafted & Identify By

Deb Sundar Daripa

Deb Sundar Daripa (Adv)

DEB SUNDAR DARIPA
ADVOCATE

C.T.B.A, 14, Beliaghata Road, Kol-15

07 MAR 2020