



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



23AB 228474

Before the Notary of
Alipore Judges Court
Calcutta-27

Affidavit cum Declaration

We, Lalit Baid, son of Late Sampat Mull Baid and Palash Mazumder, son of Late Bijan Bandhu Mazumder, both Partners of **Skyline Projects**, a partnership firm, having its office at 33V, Monohar Pukur Road, 3rd Floor, Kolkata – 700029, promoter of the proposed project at 3A, P.C. Sorcar Sarani, P.S.- Gariahat, P.O. - Ballygunge, Kolkata – 700019 do hereby solemnly declare, undertake and state as under.

1. That (i) Ajit Kumar Datta, son of Late Phakir Chandra Dutt, (ii) Monojit Kumar Dutta, son of Late Phakir Chandra Dutt, (iii) Srikanta Datta, son of Late Phakir Chandra Dutt, (iv) Rudrajit Datta, son of Late Ranjit Kumar Dutta, (v) Arghyajit Dutta, son of Late Ranjit Kumar Dutta, (vi) Swapna Dutta, wife of Sri Ajit Kumar Datta are the owners of the property at 3A, P.C. Sorcar Sarani and they have a clear legal title to the land on which the development of the proposed project is carried out.

A legally valid authentication of title of such land along with an authenticated copy of the development agreement between the owners and us, i.e. the 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 is within 31.10.2021.



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4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. We shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and we 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 the 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.
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.



For SKYLINE PROJECTS
Rabish Majumdar Partner
Ravi Basia Partner
 Deponent

Verification

The contents of the above Affidavits cum Declaration are true and correct to the best of our knowledge and nothing material has been concealed by us therefrom.

Verified by us Kolkata on this 27th day of September, 2018.

Solemnly affirmed and declared before me on identification of advocate at Alipur Judges Court, Calcutta under Notaries Act, 1952 at 27.9.18

For SKYLINE PROJECTS
Rabish Majumdar Partner
Ravi Basia Partner
 Deponent

Identified by
Biswanath Ghosh
 Advocate
BISWANATH GHOSH
 Advocate
 Barroll No. 570/1952/12

R. M. ROY
 Notary, Govt. of West Bengal
 Regd No 10/94

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