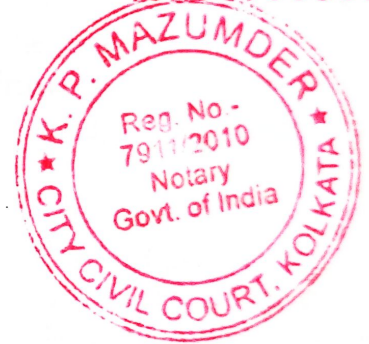


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

48AB 963555



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 Mr. Prodos Kumar Adhikari, son of Provat Kumar Adhikari age about 32 years, residing at 259, Utaar Purbachal Kalitala Road, Kolkata - 700078, director of the promoter (SKYARE DEVELOPERS PVT. LTD.) of the proposed project "MARUTI SKYARE ENCLAVE" situated at Premises No.18, Pathak Para Road, Behala, KMC Ward No.132, Dist. South 24 Parganas, Kolkata-700060, duly authorized dated 12/02/2021;

I, Prodos Kumar Adhikari, director of the promoter (SKYARE DEVELOPERS PVT. LTD. having its registered office at 19/1, Sashan Kalitala Road P.S. Thakurpukur Kolkata-700008, West Bengal) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

SKYARE DEVELOPERS PVT. LTD.

Prodos Kumar Adhikari

DIRECTOR

12 FEB 2021

1. **Sri. Brij Shyam Gupta** (PAN-ADCPG4225E), son of Late Ram Bilash Gupta, by faith Hindu, by Occupation Business residing at 23B, Dwijen Mukherjee Road, Police Station – Parnasree, P.O. Parnasree, Kolkata-700060, Dist. South 24 Parganas, West Bengal and **Sri Narindra Nath Khatri(Sabhiki)** (PAN- ALRPK2051P) son of Late Krishna Lal Khatri (Sabhiki) by faith Hindu, by Occupation Business residing at 71, Jyotish Roy Road, P.S. Behala, Kolkata-700053 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.
3. That the time period within which the project shall be completed by us/promoter is 30/09/2025.
4. That seventy percent of the amounts realised 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 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.
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.

Pradeep Kumar Adhikari

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 12th day of February, 2021

SKYARE DEVELOPERS PVT. LTD.

Pradeep Kumar Adhikari

DIRECTOR
Deponent

12 FEB 2021

Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumdar

K. P. MAZUMDAR, NOTARY
City Civil Court, Calcutta
Reg No. 7941/2010 Govt. of India

IDENTIFIED BY ME

S. Das
ADVOCATE