



67AB 807017

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BEFORE THE NOTARY PUBLIC  
24 PARGANAS (NORTH).

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

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 Sk. Nasir, son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157, being one of the Partners of Skyscraper Realtech Properties LLP, promoter/developer of the proposed project "Asth".

I, Sk. Nasir, being the one of the Partners of Skyscraper Realtech Properties LLP, promoter/developer of the proposed project do hereby solemnly declare, undertake and state as under:



1619  
16 MAR 2023

নম্বর : 1652

সন ও তারিখ : 06.12.22

ক্রেতার নাম : Mintu Paul

Advocate  
High Court Calcutt

মূল্য : Rs 160

ভেদ্যার :  
বারিশিও কোর্ট

জেলা : উত্তর ২৪ পরগনা

খরিদ তারিখ : 04 NOV 2022

মোট ট্যান্স খরিদ : RS 1200000

ক্রেতারী বাসাস

ভেদ্যার : শ্রী সত্যজিৎ বোস



Handwritten text in Bengali, possibly a date or reference number.

1. That I/ Promoter have/ has a legal title to the land on which the development of the project is proposed

OR

I have 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 and 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 \_\_\_\_\_ including details of any rights, 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 28/02/2028.

4. That seventy percent of the amounts realized by me/promoter for the real estate project form the allottee, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

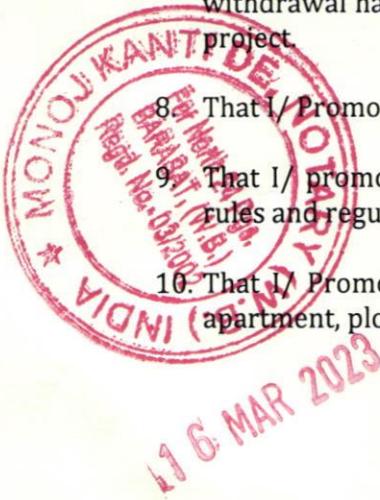
6. That the amounts form the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I/Promoter shall get the accounts audited within six month 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 I/ Promoter shall take all the pending approvals on time, form the competent authorities.

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

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



Sh Noli

Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Solemnly Affirmed Before Me  
on. 16<sup>th</sup> Day of March, 2023. Verified by me at Kolkata on this 16<sup>th</sup> day of March, 2023.  
Duty Identified by.....  
Advocate.....

Sh Noli

Deponent

M. K. DE  
Notary (W.B.)  
Barasat, North 24 Pgs.  
Regd. No.-03/2002

16 MAR 2023  
NOTARY CLERK

Sh Noli