



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

14AC 222944

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 Sri Sujit Saha, Proprietor of M/s. S.K.S. Developers, promoter of the proposed project **EMERALD ENCLAVE** at Holding No. 45, Garia Road, under Ward No. 29 of Rajpur Sonarpur Minicipality, Kolkata – 700084, PS-SONARPUR (OLD) NARENDRAPUR (NEW) DIST- 24 PGNS (SOUTH) R.S DAG NO.-185,R.S KH. NO.-1395, L.R DAG NO.-185, L.R KH - 5547 OF MOUZA-BARHANS FARTABAD, JL NO -47, WB, India

I, Sujit Saha, Proprietor of M/s. S.K.S. Developers, promoter of the proposed project **EMERALD ENCLAVE** at Holding No. 45, Garia Road, under Ward No. 29 of Rajpur Sonarpur Minicipality, Kolkata – 700084, PS-SONARPUR (OLD) NARENDRAPUR (NEW) DIST- 24 PGNS (SOUTH) R.S DAG NO.-185,R.S KH. NO.-1395, L.R DAG NO.-185, L.R KH - 5547 OF MOUZA-BARHANS FARTABAD, JL NO -47, WB, India, do hereby solemnly declare, undertake and state as under:

1. That my Firm M/s. S.K.S. Developers has legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner namely Shri Rittick Shaw being Deed No. 162903541 of 2025 registered at the Office of the ADSR Garia
2. That the said land is free from all encumbrances.

17 DEC 2025

**PADMA DAS**  
NOTARY  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700001



3. That the time period within which the project shall be completed by me/promoter is 17-10-2027
4. That seventy per cent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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 utilised 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, from 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 or building, as the case may be, on any grounds.



*Sujit Saha*  
Deponent

Verification

I, Sujit Saha Son of Amar Chandra Saha Resident of 521, Peyara Bagan, Rajpur Sonarpur, Kolkata – 700153, do solemnly affirm that 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 17th day of December, 2024

Identification  
*[Signature]*  
Himadri Chakraborty  
Advocate  
CJM Court, Calcutta  
Enrolment No. WB/154-A/124

**PADMA DAS**  
**NOTARY**  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700001

17 DEC 2025

*Sujit Saha*  
Deponent

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
**PADMA DAS**  
**NOTARY**