



पश्चिम बंगाल WEST BENGAL



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Mr. Nehal Tulsyan duly authorized by the promoter of the proposed project SKY 47 vide its authorization dated 29th April 2025.

I, Mr. Nehal Tulsyan S/o Ajay Kumar Tulsyan aged 25 years R/o 105/1, Bidhannagar Road, Suncity complex Block-E, Kolkata-700067 duly authorized by the promoter of the proposed project SKY 47, do hereby solemnly declare, undertake and state as under:

1. That SAKHI PALACE LLP has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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 promoter is (20/06/2026).
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

REKHA TEWARI
NOTARY
Regn. No. 10288/13
C.M.M. & Court
Kolkata - 700 001

07 MAY 2025

06 MAY 2025

Serial No. 1735 Date

Purchaser Name A. K. DEY Advocate

Address Judges' Court Howrah

Rupees

Prabal Chatterjee
PRABAL CHATTERJEE
Howrah Court (Atcharya)
Criminal Court



6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

SKYHILL TOWERS PVT. LTD.

Nehal Tulyan
Authorised Signatory/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 at Kolkata on this 7th May day of 2025

SKYHILL TOWERS PVT. LTD.

Nehal Tulyan
Authorised Signatory/Director

Deponent



SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

REKHA TEWARI
NOTARY
Regn. No. - 10283/13
C.M.M.'s Court
Kolkata - 700 001

07 MAY 2025