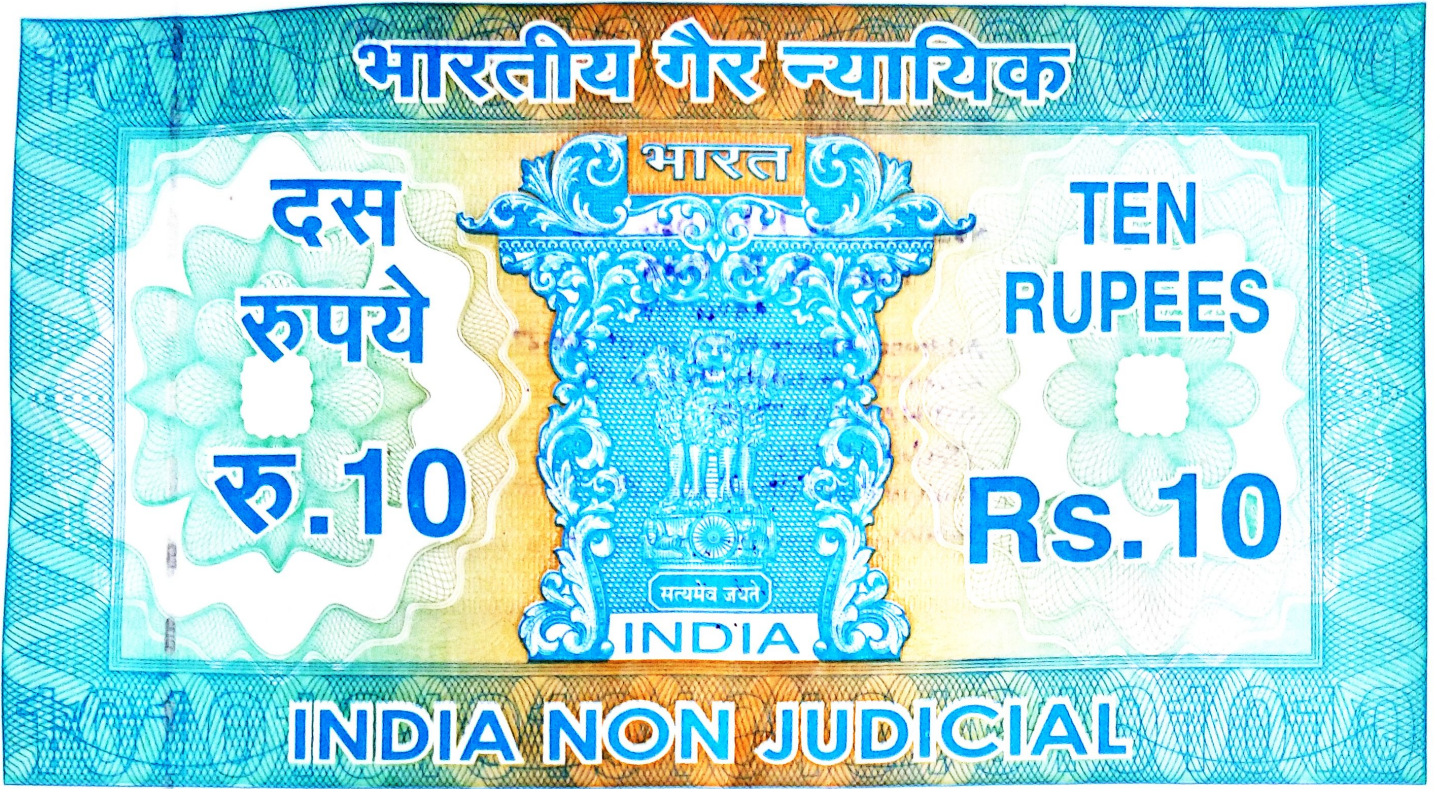
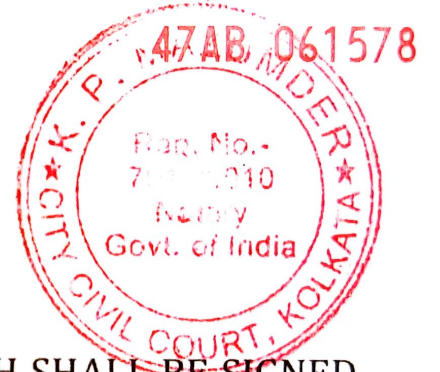


SL. NO. 2



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



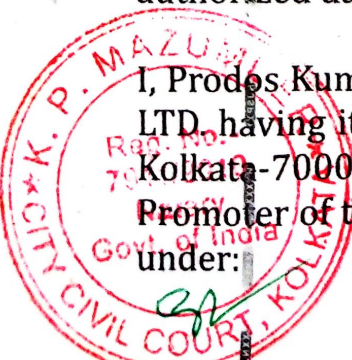
FORM 'A'
[See rule 3(2)]

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, Uttar Purbachal Kalitala Road, Kolkata - 700078, director of (SKYARE DEVELOPERS PVT. LTD.) Developer/Promoter of the proposed project "SKYARE PEARL" situated at 14, Abhoy Bidyaalankar Road, Ward No.132, P.S. Parnasree Kolkata-700060, duly authorized dated 18/12/2020;

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) of the proposed project/ duly authorized by the Developer/Promoter of the said project do hereby solemnly declare, undertake and state as under:



18 DEC 2020

18 DEC 2020

SKYARE DEVELOPERS PVT. LTD.
Prodos Kumar Adhikari
DIRECTOR

1. That the Developer/Promoter **SKYARE DEVELOPERS PVT. LTD.** has a legal right for the development of the proposed project to be carried out in the name and style of **SKYARE PEARL** vide Registered Development Agreement and Power of Attorney dated 15.05.2019 and the owners have a valid legal title of the land.



AND

A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement and Power of Attorney 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 Developer/promoter is 30/09/2022.

4. That seventy percent of the amounts realised by Developer/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 Developer/ 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 Developer/ Promoter shall take all the pending approvals on time from the competent authorities

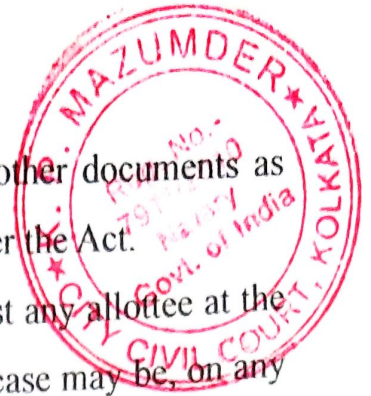
18 DEC 2020

SKYARE DEVELOPERS PVT. LTD.
Prodes Kumar Adhikari

DIRECTOR

9. That, we Developer/ Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we Developer/ 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.
Prados Kumar Acharya
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 18th day of December, 2020



Solemnly Affirmed & Declared
Before me on Indemnification

K. P. Mazumder
K. P. MAZUMDER, NOTARY
City Civil Court, Kolkata
Reg. No. 7911/2010 Govt. of India

SKYARE DEVELOPERS PVT. LTD.
Prados Kumar Acharya
DIRECTOR
Deponent

IDENTIFIED BY ME

S. D. S.

ADVOCATE

18 DEC 2020