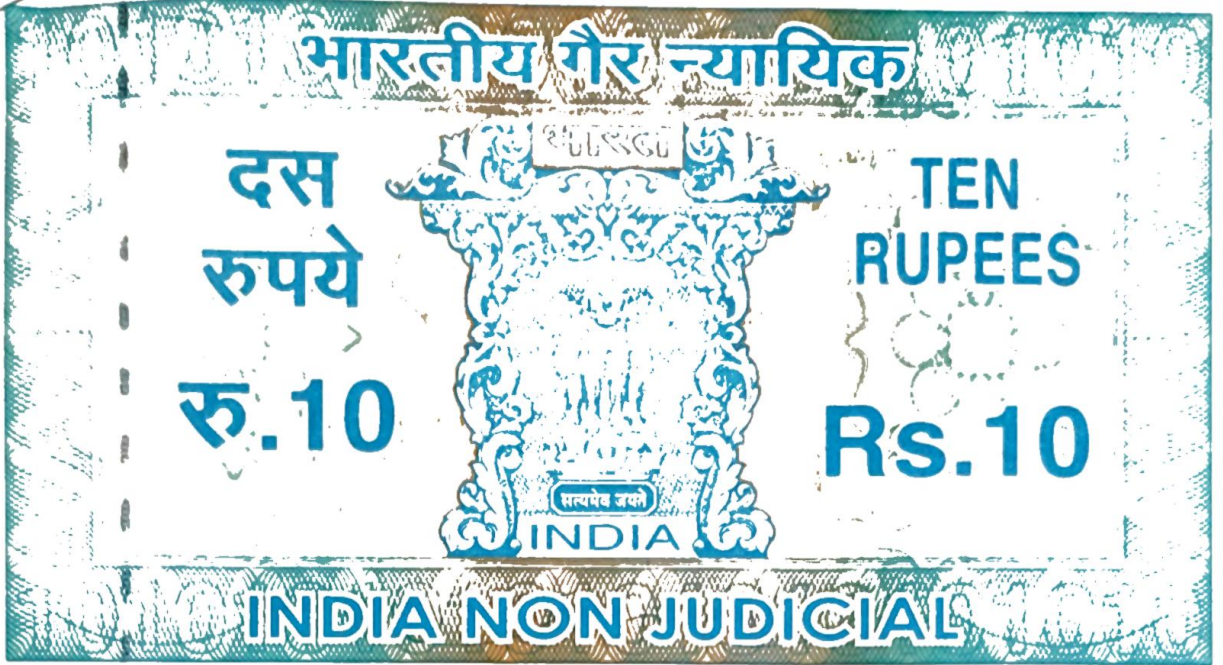


Sl. No. 840 07 SEP 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

51AB 700280



FORM 'B'

[See Rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. Susanta Ghosh**, duly authorized by the promoter of the proposed project "AK HEIGHTS", vide his authorization dated 04/07/2023.

I, **Mr. Susanta Ghosh**, duly authorized by the promoter of the proposed project "AK HEIGHTS", do hereby solemnly declare, undertake and state as under:

1. **Kamala Das @ Kamala Rani Das** 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

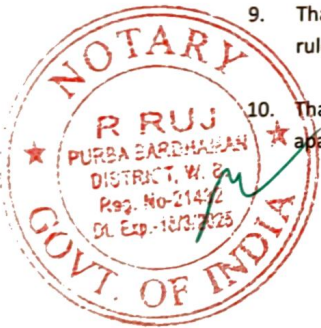
**RISAN ROJ** That the said land is free from all encumbrances.

NOTARY

KHALUIBILL MATH, 2nd LANE  
PURBA BARDHAMAN DISTRICT, W.B.  
REGD. NO-21432

07 SEP 2023

3. That the time period within which the project shall be completed by me/promoter is 04/07/2026.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



M/S. SUSANTA GHOSH

Susanta Ghosh  
Proprietor

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 Burdwan on this 07th Day of September 2023.

M/S. SUSANTA GHOSH

Susanta Ghosh  
Proprietor

Deponent

R. R. R. J.  
NOTARY  
KHALUBIHARI MATH, 2nd LANE  
PURBA BARDHAMAN DISTRICT, W.B.  
REGD. NO-21432

07 SEP 2023

Identified & signed in my presence

Sushita Choudhury

Advocate