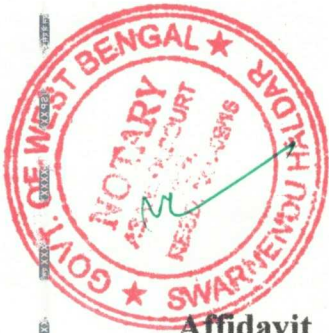


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 902302



Before the Notary Public at Asansol

FORM-B  
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vivek Bhuwalka, Partner of Akaisha Bhuwalka Buildcon LLP, promoter of the project vide its authorization from Partners dated 01.02.2023:

06 MAR 2023

I, Mr. Vivek Bhuwalka, son of Mr. Om Prakash Bhuwalka, aged about 39 years, resident of 51, N. S. B. Road, P.O. & P.S.- Raniganj, PIN – 713347, Dist.- Paschim Bardhaman (W.B.), promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Contd.... P / 2



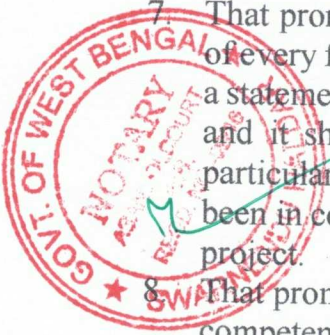


= 2 =

1. That the Owner has a legal title to the land on which the development of the project is proposed and we have entered into a Registered Development Agreement and Developer Power of Attorney for which the development of the project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31<sup>st</sup> December 2024 (Project Completion Date).
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.

Contd.... P / 3

06 MAR 2023



= 3 =

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.



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 Asansol Court on this the 06<sup>th</sup> day of March 2023.



Deponent



Solemnly Affirmed & Declared  
before me on identification  
Swarnendu Halder  
Govt. of W.B., Asansol Court  
Regd. No.-09/16

06 MAR 2023