



WEST BENGAL

07AC 796920

BEFORE THE NOTARY PUBLIC  
BARASAT, NORTH 24 PARGANAS  
FORM 'B'

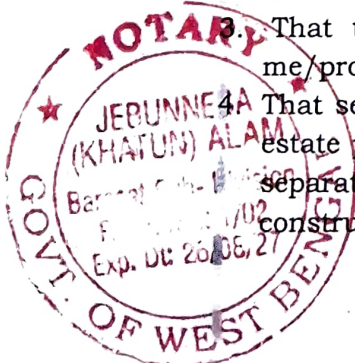
M.A.S. NO. 28225  
DATE 09 JUN 2025  
[See rule 3(4)]

### DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **Mr. KAUSER IMAM**, Partner of BLUE SKY CONSTRUCTION, promoter of the proposed project "**AK TOWER**", Purchase Land By **Mr. KAUSER IMAM (Partner)** and **MD ASHFAQUE (Partner)** via Did No:- **I-11864/23**, Date:- **20/09/2023** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05/06/2025.

I, **KAUSER IMAM**, Partner of BLUE SKY CONSTRUCTION, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is ~~30/06/2028~~ 02-05-2028, i.e. as per our Building Permit (We are Land Owners)
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.



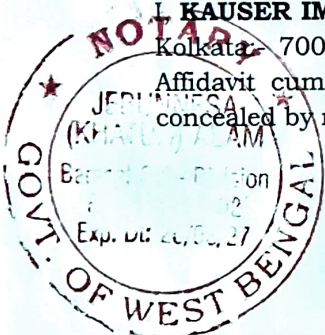
09 JUN 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Deponent

Verification

I, **KAUSER IMAM** S/o Sekh Sagir R/o M.A. Sarani, Bankra (New Area), Po:- Birati, Kolkata- 700051 do solemnly affirm and confirm 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 5<sup>th</sup> day of June, 2025.



*Kauser Imam*

Deponent

Verified before me at this 5th day of June 2025 at Bankra.

Date:

Solemnly affirmed on 5/6/25  
by the party being duly identified by  
Advocate Nabakumar Ghosh  
This document contains  
pages and is checked by

Alauddin Alam 09/06/25  
Notary Public, Bankura  
Notary 24 Pgs., REGN No. 107

Advocate

*Nabakumar Ghosh*  
**NABAKUMAR GHOSH**  
Advocate  
Reg. No. WB/1697/2018

09 JUN 2025