

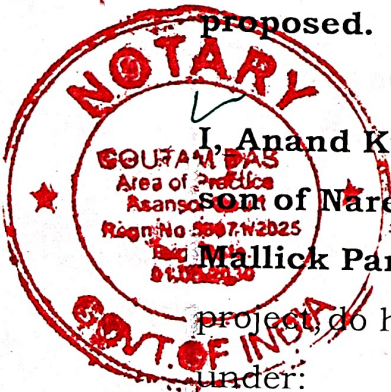
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AY 373523

FORM -'B'  
[See rule 3(4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Anand Kumar Pandey,  
Proprietor of M/S A.K. DEVELOPER Promoter of the  
proposed.



I, Anand Kumar Pandey, Proprietor of M/S A.K. DEVELOPER,  
SON of Narendra Nath pandey aged 47 R/o Narsingh Bandh  
Mallick Para, Burnpur-713325 Promoter of the proposed  
project, do hereby solemnly declare, undertake and state as  
under:

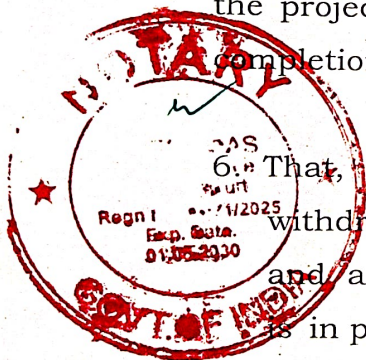
1. That, I have a legal title to the land on which the  
development of the project is proposed

AND

12 FEB 2026

A legally valid authentication of title of such land 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 me/Promoter is **06<sup>th</sup> January 2028**.
4. That, seventy per cent of the amounts realized 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

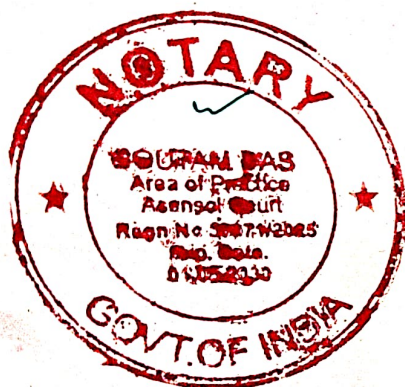
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

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.

Anand Kr. Panoley

Deponent



Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 12<sup>th</sup> day of February, 2026

12 FEB 2026

Anand Kr. Panoley  
Deponent

Identified by me :

Anjali Grosewami  
Advocate

Solemnly Affirmed & Declared  
before me on identification

GOUTAM DAS  
NOTARY  
Assam  
Regn. No. 53971/2025  
Exp. Date 01.05.2030  
Govt of India