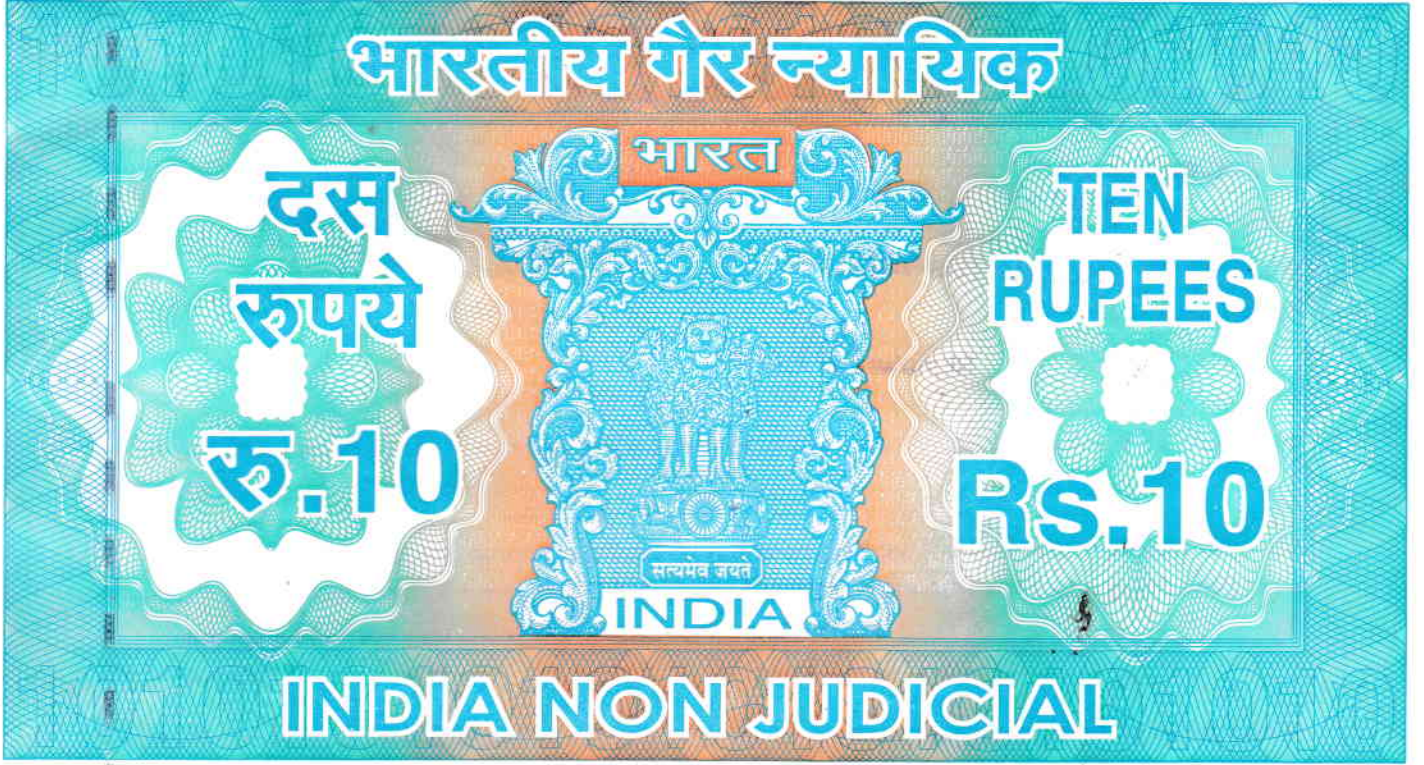


No. 36 Dated 8 SEP 2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

95AB 470884

Before the Notary
at Alipore Judge's Court

FORM B

[SEE RULE 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Jaladhar Chatterjee Son of Late Ambika Charan Chatterjee, residing at 8B Braun fled Row, Mominpur, Kolkata 700027 Police Station Ekbalpur Post Office –Alipore, District South 24 Parganas, Proprietor of M/s.Lokenath Construction , promoter of the proposed project.

I.Jaladhar Chatterjee Son of Late Ambika Charan Chatterjee, residing at 8B Braun Fled Row, Kolkata-700027 PS.EKBALPUR, PO. Alipore Dist South 24 Parganas, Kolkata-700027 Designation Proprietor of M/s.Lokenath Construction, promoter of the Proposed project do hereby solely declare, undertake and state as under:

1.That , Sri. Jaladhan Chatterjee 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 of the real estate project is enclosed herewith.

2.That the said land is free from all encumbrances.

Lokenath Construction

Jaladhar Chatterjee

18 SEP 2024



3. That the time period within which the project shall be completed by me /promoter is 36 months i.e 17/09/2027.
4. That Seventy percent of the amount 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an architect and a chartered Accountant in practice that the withdrawal is a proportion to the percentage of the completion of the project.
7. That I/Promotor 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 withdrawal has been in compliance with the proportion of completion of the project.
8. That I/Promotor shall take all the pending approvals on time, from the competent authorities.
9. That I/Promotor have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/Promotor 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.

VERIFICATION

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Kolkata on the 18th day of September 2024

Lokenath Construction

Jaladhar Chatterjee

Proprietor

[JALADHAR CHATTERJEE]
DEPONENT

Identified by me

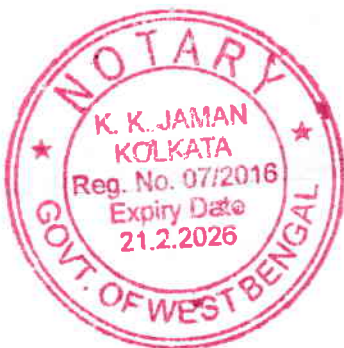
Debasish Chowdhury
Debasish Chowdhury

Advocate

Alipore Judges Court, Kol-700027
WB/929/1983

Signature attested
in identification

Kazi Khalekujaman
Kazi Khalekujaman
Notary, Govt. of West Bengal
Regn. No.: 07/2016
Kolkata



18 SEP 2024