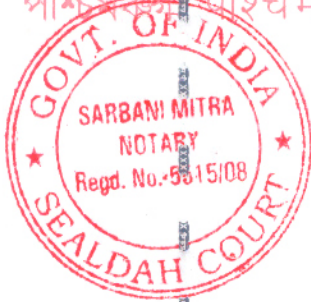


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

66AB 835111



Before the Notary Public  
Govt. of India

FORM 'B'



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Gour Mistry, partner of M/s LOKENATH CONSTRUCTION (herein referred to as "The Promoter") and duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17-08-2023;

I, GOUR MISTRY, son of late Nani Mistry, by Nationality: Indian, resident of 146F, Swinhoe Lane, P.S Kasba, Kolkata-700042, and partner of M/s LOKENATH CONSTRUCTION, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Smt. Krishna Mukherjee, Sri Satyandra Mukherjee, Smt. Swati Tapaswi Sanyal, Biswanath Mukherjee, Sankar Nath Mukherjee, kallol

1

LOKENATH CONSTRUCTION

Gour Mistry  
Partner

27 SEP 2023

Mukherjee, Manju Mukherjee, Dipendra Nath Mukherjee, summon mukhopadhyay, Supti Dutta, Sudipta Mukherjee , Neetik Mukherjee and Subhash Mukherjee, all by Nationality: Indian, all resident of R.K Ghoshal road, Kolkata-700042 have/has a legal title to the land at 42/C RAJKRISHNA GHOSHAL ROAD, P.S KASBA, KOLKATA-700042 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 the agreement between such owner and promoter for development of the real estate project 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 the promoter is 31<sup>st</sup> March 2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

27 SEP 2023

LOKENATH CONSTRUCTION  
*Gour Mistry*  
Partner



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 have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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.



LOKENATH CONSTRUCTION  
*Gour Mishra*  
Partner  
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 Kolkata on this 17th day of August, 2023

LOKENATH CONSTRUCTION  
*Gour Mishra*  
Partner  
Deponent

Solemnly Affirmed &  
Declared Before Me  
On Identification By

*[Signature]*  
SARBANI MITRA  
NOTARY  
Regd. No.-5515/08

Identified by me:  
*Apurba Rome*  
Advocate  
E.No.- F/397/310/2021

27 SEP 2023