



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 229172



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Gagan Lohia being representative for the promoter of the proposed project vide its authorization dated 04-11-2022.

I, Gagan Lohia S/o Shri Gopal Prasad Lohia aged 47 years Residing at Singhi Park Appt, 4th Floor, FL No – S/4B, South Block, 48/3 Gariahat Road, Gariahat, Kolkata - 700019 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Godavari Leasing And Finance Limited (as per Annexure) and others has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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 promoter is 30/09/2028.

REALMARK LIFFE FEST MANIKPUR LLP

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M. Court
Kolkata- 700 001

e
Designated Partner,

04 OCT 2023



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

REALMARK LIFFE FEST MANIKPUR LLP

a
Deponent
Designated Partner

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 3rd day of October 2023

REALMARK LIFFE FEST MANIKPUR LLP

a
Deponent
Designated Partner

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

a

PADMA DAS
NOTARY

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M.'s Court
Kolkata-700 001

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Annexure



LAND OWNERS NAME

- 1 GODAVARI LEASING AND FINANCE LIMITED
- 2 EARTH MOVERS AND BUILDERS PRIVATE LIMITED
- 3 OM UDYOG LIMITED
- 4 CALCUTTA FINTRADE PRIVATE LIMITED
- 5 BLUE BELL DRINKS PRIVATE LIMITED
- 6 KYAL HIRISE LLP
- 7 EASTERN ROCKS PRIVATE LIMITED
- 8 KYAL REALESTATE LLP
- 9 ELECT CONSTRUCTION PRIVATE LIMITED
- 10 UNITRADE ASSAM LIMITED
- 11 KYAL PROMOTERS LLP
- 12 KYAL ENCLAVE PRIVATE LIMITED
- 13 KYAL REALTORS LLP
- 14 KYAL COMPLEX LLP
- 15 KYAL HOUSING LLP
- 16 BENGAL SRIJAN PROJECTS PRIVATE LIMITED
- 17 SRIJAN REALTY PRIVATE LIMITED
- 18 CAMPOR ENCLAVE LLP
- 19 CRUCIAL ENCLAVE LLP
- 20 JANHIT INFRASTRUCTURES LLP
- 21 MIGOLD NIKETAN LLP
- 22 DHARA TRADECOM PVT LTD
- 23 ENSTEEP PROJECTS LLP
- 24 EXILO PLAZZA LLP
- 25 SHRESTH COTTON PVT LTD
- 26 ALPHA CARRIERS LTD
- 27 GOMTI VINIMAY PRIVATE LTD
- 28 ANAMIKA COMMOALES PVT LTD
- 29 BHUPATI COMMODEAL PVT LTD
- 30 ALLWORTH SUPPLIERS PVT LTD
- 31 DHANRASHI SALES PVT LTD
- 32 AFTERLINK PROMOTERS LLP
- 33 SUNIL RANJAN BASU
- 34 NIKHIL RANJAN BASU
- 35 AKHIL RANJAN BASU
- 36 MOUSUMI BASU
- 37 AVIK BASAU
- 38 CHHABI RANI BASU
- 39 NIRVIK BASU
- 40 ANJU BASU
- 41 MANIKA BASU
- 42 MOUTUSI BASU

REALMARK LIFFE FEST MANIKPUR LLP

Designated Partner

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