



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 638555

5
04 APR 2019

THE NOTARY
GOVERNMENT OF INDIA
Serampore Court

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S. Loknath Developers Pvt. Ltd. promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its/his/their authorization dated 04/04/2019 :

I, SOUMEN BANIK Son of Late Dulal Chandra Banik, aged 44 Yrs. R/o 360, Rabindra Sarani, North Ghoshpara, bally Howrah, Pin-711227, promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

LOKNATH DEVELOPERS PVT LTD.

Soumen Banik.

DIRECTOR

04 APR 2019

ASHOK KUMAR SAHA
Advocate
Serampore Court
WB 619/1978

1. Dulal Chandra Banik & Ananta Ray Have /has a legal title to the land on which the development of the proposed project is to be carried out. 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 promoter is 31/12/2021.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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.

Deponent

LEENATH DEVELOPERS PVT LTD.

Souren Banik.

DIRECTOR

ASHOK KUMAR SAHA
Advocate
Serampore Court
WB 819/1978

Solemnly affirm and declare
before me

A. K. Saha

A. KR. SAHA NOTARY
Govt. of India Serampore
Reg.-599/95

04 APR 2019



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 Serampore on this... 4th..... day of ..April.., 2019

Deponent

LEENATH DEVELOPERS PVT LTD.

Soumen Banik.
DIRECTOR

Ashok Kumar Saha

ASHOK KUMAR SAHA
Advocate
Serampore Court
WB 619/1978



Attested

A. Kr. Saha

A. Kr. Saha
Notary Govt of India
Serampore Ct.
Reg 589/95

04 APR 2019