



पश्चिम बंगाल WEST BENGAL

44AB 985828

BEFORE THE NOTARY PUBLIC AT KOL-144

From -A

Rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018

### AFFIDAVIT CUM DECLARATION



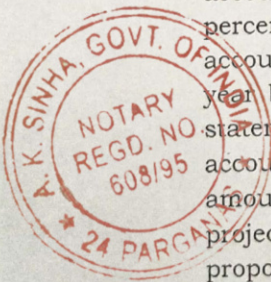
I, **PRODIP BAG**, son of Late **BCHARAM BAG**, residing at 86 S. N. ROY. Road Kolkata - 700038, being the partner and also authorized signatory of the M/S. **LOKENATH ENTERPRISE**, a Proprietorship firm having its registered office at 20/8 S.N. ROY Road Kolkata - 700 038, the Developer of the project Christened **LOKENATH ABASAN**, being Holding No. 70A JOY KRISHNA PAUL ROAD WARD NO 119 KOLKATA 700038 vide its authorization dated 03/12/2018, do hereby solemnly declare, undertake and state as under:

12 OCT 2020





1. We have 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 along with an authenticated copy of the agreement between such owner/s and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances and have no loan.
3. That the project has been completed by us as per sanctioned building plan vide permit No. 2018130252 dated **03/12/2018** duly sanctioned by the **KOLKATA MUNIUCIPAL CORPORATION** and the project will be completed by us within 02/12/2023.
4. That seventy percent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that we 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.
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



9. That we shall not discriminate against any allottee at the time of allotment of any apartment, building, as the case may be, on any grounds.

Pradip Bag

Deponent

12 OCT 2020

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from  
Verified by me at Kolkata on this 12<sup>th</sup> day of October, 2020.



Solemnly Affirmed & Declared  
before me on Identification

*[Signature]*

A. K. Sinha, Notary  
Alipore Judges/Police Court, Cal-27  
Regd. No. 608/1995 Govt. of India

Pradip Bag

Deponent

Identified by me

*[Signature]*

Advocate

12 OCT 2020