

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

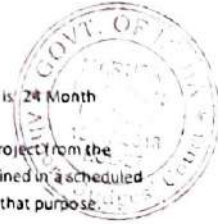
Affidavit cum Declaration of Mr. **PRODIP BAG** Son of Late Becharam Bag residing at 86 S.N. Roy Road, Behala, Kolkata-700038 promoter of the proposed project / duly authorised by the promoter of the proposed project **LOKENATH ABASAN** Premises No-118, Diamond Harbour Road, Brough-XIV, Ward No-130, P.S-Behela, Kolkata-700034 vide its authorization dated 1st day of June 2016.

I, **PRODIP BAG** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I **PRODIP BAG** have a legal title to the land on which the development of the project is proposed
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.



18 FEB 2021



3. That the time period within which the project shall be completed by me/promoter is: 24 Month
4. That seventy percent of the amount realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I 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 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 18th day of February 2021.

LOKENATH ENTERPRISE

[Signature]
Proprietor
Deponent

The deponent is identified by me
and signed in my presence

[Signature]
Tapan Kumar Dutta Chowdhury
Advocate
Enrolment No.: WB/1206/1983
All India Judges' Court, Kolkata-700027
Advocate

Solemnly declare and affirmed
before me on identification under
the Notaries Act.
[Signature]
MARISA BHATTACHARJEE
Notary Govt. of India
Regd. No.-13815/2018
All India Judges' Court



18 FEB 2021