



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

36AA 167755

08 OCT 2024

FORM 'B'  
[See rule 3(2)]

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 Sri Swastik Dhar (PAN: BPVDP5975A) son of Sri Subrata Dhar, age about 36 years, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 87/10A, Raja S.C. Mullick Road, P.O.- Naktala, P.S.- Jadavpur now Netajinagar, Kolkata - 700047, Proprietor of the promoter (**Dhar Construction**) of the proposed project "**Lokenath Bhavan**" situated at Premises No. 87/12/447E, Raja S.C. Mullick Road, Ward No- 100 under KMC, P.O.- Naktala, P.S.- Jadavpur now Netajinagar, Kolkata: 700047, District- South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 08/10/2024;

I, Swastik Dhar, Proprietor of the promoter (**Dhar Construction**) having registered office at 87/10A, Raja S.C. Mullick Road, P.O.- Naktala, P.S.- Jadavpur now Netajinagar, Kolkata - 700047, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

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Swastik Dhar  
Proprietor

1. **(a) Ranajit Chanda** (PAN-APBPC2608G) son of Late Kamala Rani Chanda, by Faith Hindu, by Occupation- Retired, **(b) Biswajit Chanda** (PAN- BGSPC6229C) son of Sri Late Kamala Rani Chanda, by faith Hindu, by occupation - Musician **(c) Soumyajit Chanda** (PAN- BBJPC8637A) son of Late Indrajit Chanda by faith Hindu, by occupation -Service/ Business **(d) Monika Chanda** (PAN- AZHPC7136M) wife of Late Surajit Chanda by faith Hindu, by occupation - Housewife **(e) Sneha Chanda** (PAN CWHPC3109D) daughter of Late Surajit Chanda by faith Hindu, by occupation- Student **(f) Swapna Mitra** (PAN- AWAPM1196R) daughter of Late Kamala Rani Chanda, by faith Hindu, by occupation - Retired **(g) Krishna Chakraborty** (PAN AEPPC1929P) daughter of Late Kamala Rani Chanda, by faith Hindu, by Occupation - Retired all by Nationality Indian, residing at E/132, Ramgarh, P.O. Naktala, P.S. Netajinagar, Kolkata 700047, District 24-Parganas (South), West Bengal, has 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 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 us/promoter is 30/04/2026.

4. That seventy percent of the amounts realised by us/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 schedule 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, 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, I / promoter shall take all the pending approvals on time from the

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Swarnik Dhar  
Proprietor

competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That, I / 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.

DHAR CONSTRUCTION

*Swaraj Dhar*  
Proprietor

08 OCT 2024

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 8<sup>th</sup> day of October, 2024

DHAR CONSTRUCTION

*Swaraj Dhar*  
Proprietor

Solemnly Affirmed & Declared  
Before me on Identification

*[Signature]*

Deponent

K. P. MAZUMDER, NOTARY  
City Civil Court, Calcutta  
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME

*S. Das*

ADVOCATE

