



Before the Notary
Govt. of West Bengal
Paschim Bardhaman District
Durgapur
89AB 393524

FORM 'B'

[See rule 3(4)]

**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 **Smt ARPITA MUKHERJEE**, duly authorized by the promoter of the proposed project "**LOKKHI APARTMENT**";

I, **Smt ARPITA MUKHERJEE** duly authorized by the promoter of the proposed project "**LOKKHI APARTMENT**", do hereby solemnly declare, undertake and state as under:

1. That **MAA LOKKHI DEVELOPERS** has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such landowner is **Sri RAJESH KUMAR CHOUDHARY** along with an authenticated copies of development agreement and power of attorney copies between such owner and promoter for development of the real estate project is enclosed herewith.

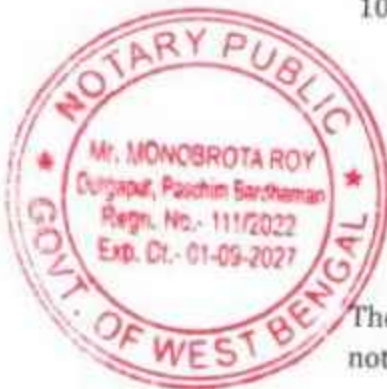
2. That the said land is free from all encumbrances.

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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 31/12/2027.
4. The seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 competent authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.



MAA LOKKHI DEVELOPERS

Aapita Mukherjee
Partner
Deponent

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 *Durgapur* on this *01st* day of *OCT* 2024

IDENTIFIED BY ME

[Signature]
ADVOCATE

MAA LOKKHI DEVELOPERS

Aapita Mukherjee
Partner
Deponent

Monobrota Roy
Mr. Monobrota Roy, Notary
Durgapur, Paschim Bardhaman, W.B.
Regn. No. 111/2022

01 OCT 2024