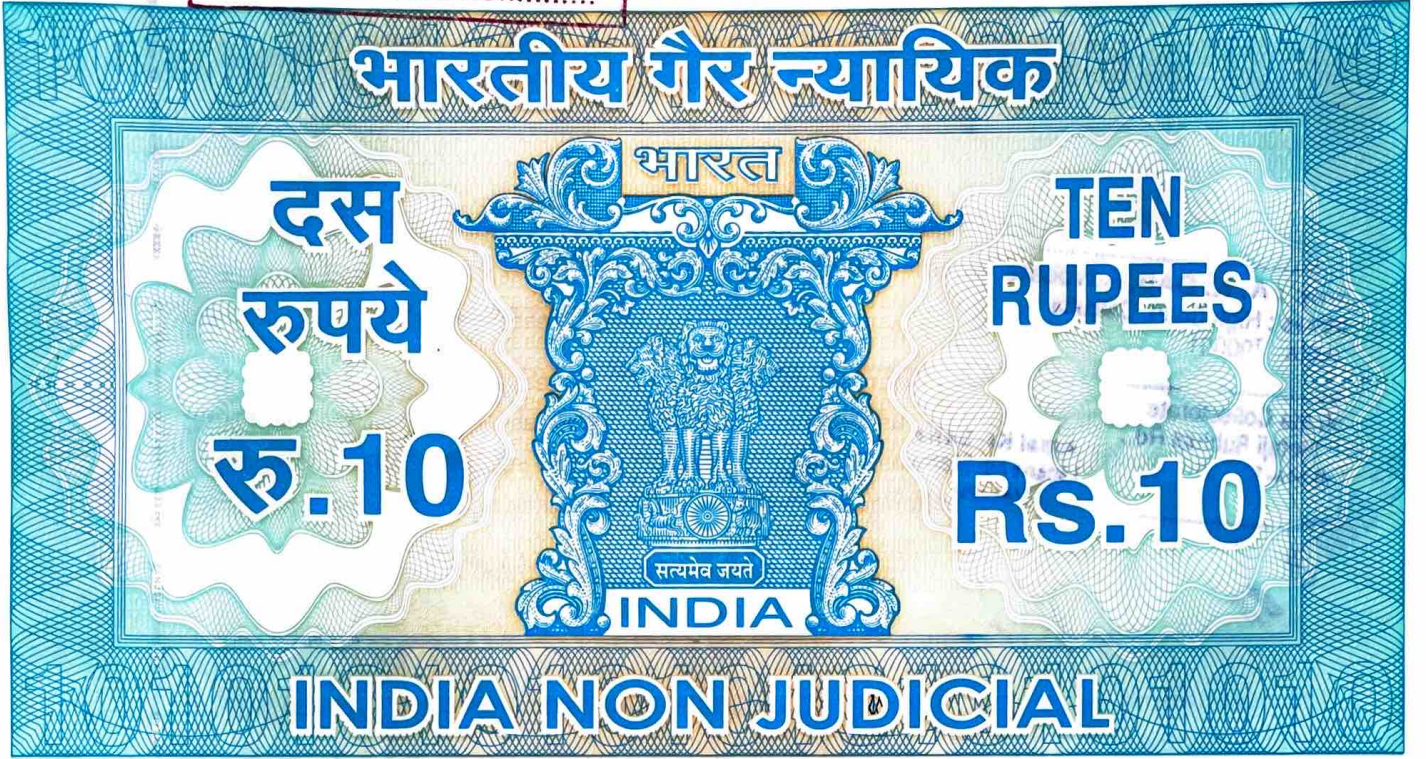


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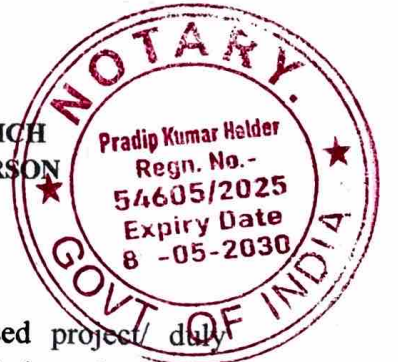
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

24AC 656763

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 Mr./Ms. promoter of the proposed project/ duly
authorized by the promoter of the proposed project, vide its/his/their authorization
dated: _____

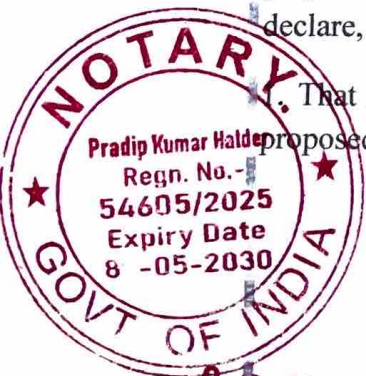
I DEEPAK SAHA (having PAN AWRPS9218F), S/o. Late Dilip Kumar Saha, by
faith Hindu, by occupation Business, by nationality Indian, residing at 86/4, Biplabi
Ullaskar Road, P.O.- Baghajatin, P.S.- Patuli, Kolkata – 700086, Proprietor of M/S.
LOKENATH ENTERPRISE, having its registered office at 86/4, Biplabi Ullaskar
Road, P.O.- Baghajatin, P.S.- Patuli, Kolkata – 700086, promoter of the proposed
project / duly authorized by the promoter of the proposed project do hereby solemnly
declare, undertake and state as under:

That I have a legal title to the land on which the development of the project is
proposed

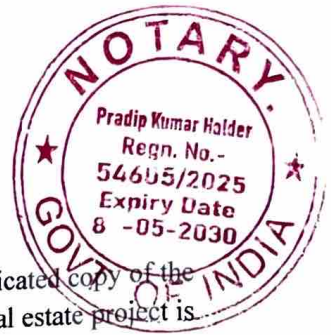
LOKENATH ENTERPRISE

Deepak Saha

Proprietor



07 MAY 2026



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. The details of the owner is:

SRI BIJAN KUMAR GHOSH, (PAN NO. ADEPG2992C, AADHAAR NO. 7240 6709 8795), son of Late Gopal Krishna Ghosh, by occupation- Retired, by religion- Hindu, by nationality- Indian, residing at 77, Biplabi Ullaskar Dutta Road, Post Office- Baghajatin, Police Station -Patuli, District – South 24 Parganas, Kolkata- 700086.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me is **15/03/2028**.
3. That seventy per cent of the amounts realised by me 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.
4. 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.
5. 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.
6. That I 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.

LOKENATH ENTERPRISE

Deepak Sole

Proprietor

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

LOKENATH ENTERPRISE

Deepak Sole

Proprietor

Verified by me at on this day of.

**Solemnly Affirmed & Declared
Before me on identification**

Pradip Kumar Halder
**Pradip Kumar Halder, Notary
Regn. No.- 54605/2025, Govt. of India**

Identified by me

Deponent

Raja Nandy
Advocate

**Pradip Kumar Halder
Notary**

South 24 Parganas

Regn. No. 54605/2025