

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



15AC 723743

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 Bibhas Mazumder, (PAN: AGSPM8824E) son of Late Brojo Gopal Mazumder age about 57 years, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 196, New Tollygunge, P.O. Purba Putiary, P.S. Regent Park, Kolkata- 700093, District- South 24 Parganas, Partner of the promoter (**LOKENATH CONSTRUCTION**) of the proposed project "**CHANDRA NIWAS**" situated at Premises No. 93, Vidya Mandir Road, ward No. 114 under KMC, P.O. Purba Putiary, P.S. Regent Park, District- South 24 Parganas, Kolkata- 700093, duly authorized by the promoter of the proposed project vide its/his/their authorization dated 24/02/2026;

I, Bibhas Mazumder, Partner of the (promoter) **LOKENATH CONSTRUCTION** having PAN No. AABFL1823F and registered office at 196 Vidyamandir Road, mailing: 196 New Tollygunge, ward No. 114 under KMC, P.O. Purba Putiary, P.S. Regent Park, District- South 24 Parganas, Kolkata- 700093 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake



24 FEB 2026

LOKENATH CONSTRUCTION

Bibhas Mazumder
Partner

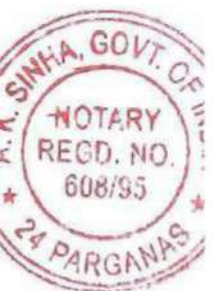
and state as under:

1. (a) **SRI ANJAN KUMAR SARKAR** (PAN- FSPPS3053H), by Occupation- Business
(b) **SRI SANJAY SARKAR** (PAN- AVEPS8749K), by Occupation- Business and (c)
SRI SANJIB SARKAR (PAN- ASSPS7736D), by Occupation- Service, all sons of Sri
Amarendra Nath Sarkar, all are by Faith- Hindu, by Nationality- Indian, all are
residing at 95, New Tollygunge, P.O. Purba Putiary, P.S. Regent Park, Kolkata-
700093, District- South 24 Parganas, 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 31/03/2027.
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, we / 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, we / promoter shall take all the pending approvals on time from the
competent authorities.
9. That, we / promoter have / has furnished such other documents as have been
prescribed by the rules and regulations made under the Act.



LOKENATH CONSTRUCTION

Bibhas Mazumder
Partner

24 FEB 2026



10. That, we / 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.

LOKENATH CONSTRUCTION

Bibhas Maxunder
Partner

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 24th day of February, 2026

LOKENATH CONSTRUCTION

Bibhas Maxunder
Partner
Deponent



Identified by me

A.K. Sinha
Advocate

*Solemnly Affirmed & Declared
before me on Identification*

A.K. Sinha

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

24 FEB 2026