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भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

91AB 081389

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 SRI SHAMBHU KUNDU, Proprietor of M/s. LOKENATH CONSTRUCTION promoter of the proposed project "**803, JOGENRA GARDEN**" at 803, JOGENRA GARDEN, under WARD - 107 of BOROUGH - XII of KMC, P.S.- KASBA, P.O.- E.K.T.P, KOLKATA- 700078, WB, India

I, SHAMBHU KUNDU, Proprietor of M/s. LOKENATH CONSTRUCTION promoter of the proposed project "**803, JOGENRA GARDEN**" at 803, JOGENRA GARDEN, under WARD - 107 of BOROUGH - XII of KMC, P.S.- KASBA, P.O.- E.K.T.P, KOLKATA- 700078, WB, India, do hereby solemnly declare, undertake and state as under:

1. That, my Firm M/s. LOKENATH-CONSTRUCTION has legal right/title on the land for the Project "**803, JOGENRA GARDEN**" at 803, JOGENRA GARDEN, under WARD - 107 of BOROUGH - XII of KMC, P.S.- KASBA, P.O.- E.K.T.P, KOLKATA- 700078, WB, India, via Joint Development Agreement with the Land Owner, namely M/s. SMILING RESIDENCY (Proprietor - Sri Anindya Dasgupta), being Deed No. 160321091 of 2024 registered at the office of the DSR - III, 24 Pgnos (S)



18 DEC 2024

No 682 . . . Date 04 OCT 2023
Name
Address
Rs 10

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31-12-2027
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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 utilised 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 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.



Shambhu Kundu

Deponent

Verification

I, SHAMBHU KUNDU, Son of Late Sunil Kundu resident of 188, Rajdanga School Road, Kolkata - 700107 do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Kolkata on this 18th day of December, 2024

*Solemnly Affirmed & Declared
before me on Identification*

A. K. Sinha

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

18 DEC 2024

Shambhu Kundu

Deponent

Identified by me

*A. K. Sinha
Advocate*