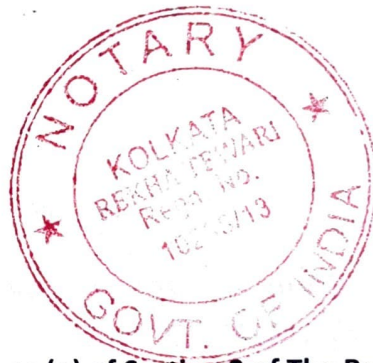




अभिषेक पश्चिम बंगाल WEST BENGAL

97AB 538576



Affidavit as per Section 17 read with Clause (n) of Section 2 of The Real Estate
(Regulation and Development Act, 2016)

AFFIDAVIT CUM DECLARATION FOR 'COMMON AREA'

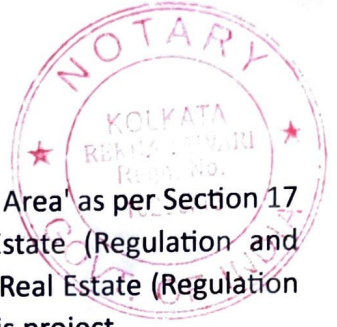
Affidavit cum Declaration.

I, Mr. SANKAR ROY (PAN - AFZPR3898F), son of Paresh Chandra Roy, sole proprietor of **M/S LOKENATH CONSTRUCTION**, promoter of the proposed project named "KRISHNAYAN" Lying or Situated at Premises No 24, BLOCK-AA ARJUNPUR within the limits of the Bidhannagar Municipal Corporation, under Ward No. 10, P.S- Baguahati, Kolkata-700059; Under District – North 24 Parganas do hereby solemnly declare, undertake and state as under

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's. Court
Kolkata - 700 001

22 APR 2025

for Sankar Roy



That all as under: the provisions relating to 'Common Area' as per Section 17 read with Clause (n) of Section 2 of the Real Estate (Regulation and Development Act), 2016 read with The West Bengal Real Estate (Regulation and Development) Rules, 2021 will be complied in this project.

LOKENATH CONSTRUCTION

LOKENATH CONSTRUCTION

for Sankar Roy

Proprietor

PROPRIETOR

SIGNATURE OF THE DEPONENT

VERIFICATION

I, **Mr. SANKAR ROY**, son of Paresh Chandra Roy, resident of AB 9/20 SCHOOL PARA DESHBANDHU NAGAR BAGUATI RAJARHAT GOPALPUR(M) NORTH 24 PARGANAS P.S. - Baguihati, W.B-700059, do solemnly affirm that the contents of my above cum Declaration on concealed are true and correct nothing material has been by me therefrom.

LOKENATH CONSTRUCTION

LOKENATH CONSTRUCTION

for Sankar Roy

Proprietor

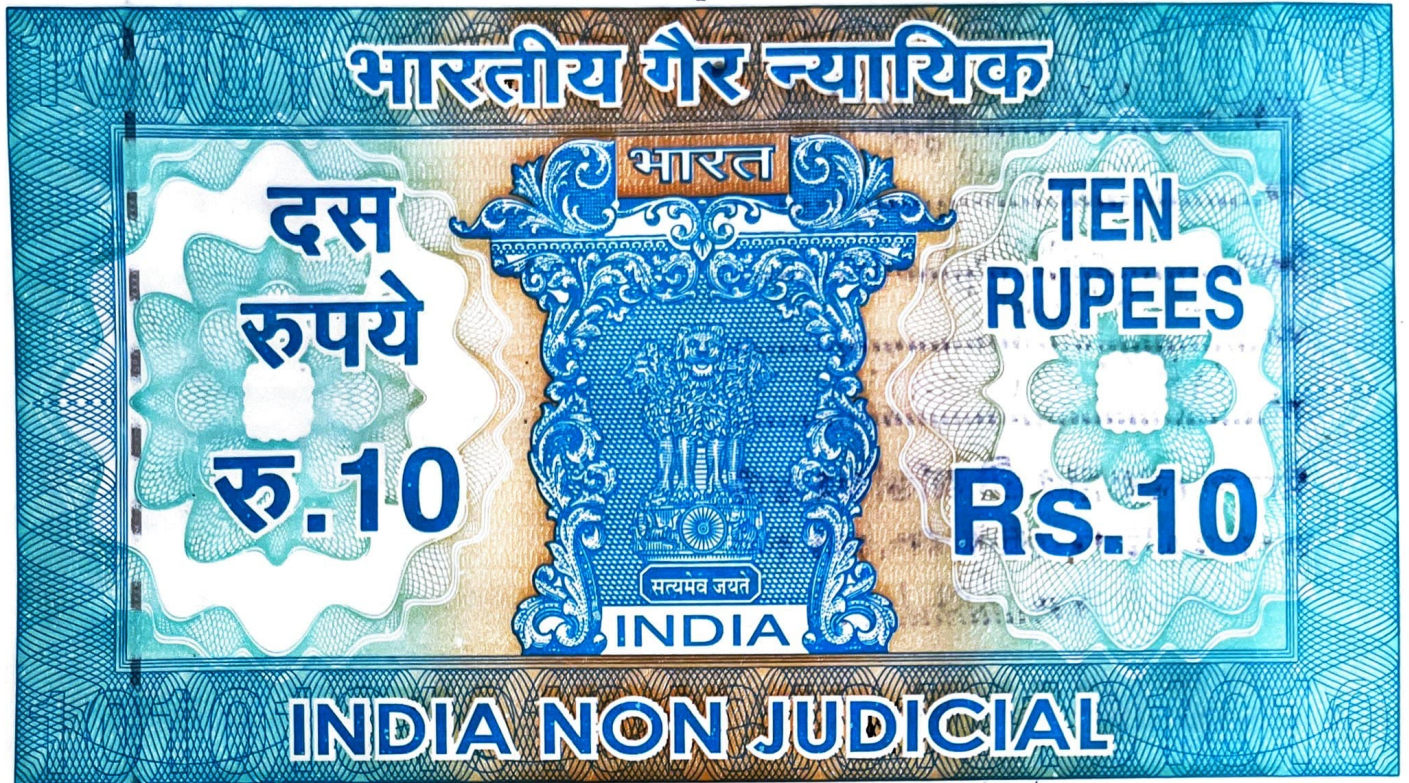
PROPRIETOR

SIGNATURE OF THE DEPONENT

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's. Court
Kolkata - 700 001

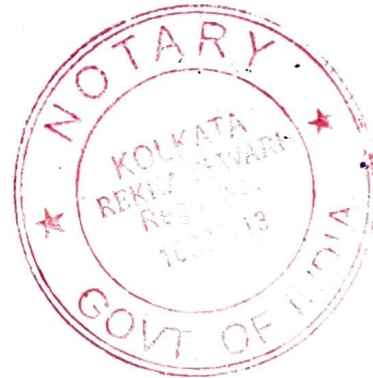
SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
[Signature]
REKHA TEWARI
NOTARY

22 APR 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

97AB 538575



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 SANKAR ROY [PAN-AFZPR3898F]**, son of Paresh Chandra Roy Sole proprietor of **M/S LOKENATH CONSTRUCTION** promoter of the project/ duly authorized by the promoter of the project, vide its/ his/ their authorization date 15/12/2023;

I, **SRI SANKAR ROY [PAN-AFZPR3898F]** Son of Paresh Chandra Roy Sole proprietor of **M/S LOKENATH CONSTRUCTION** promoter of the project duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under;

REKHA TEWARI
NOTARY
Regn. No. - 10286/13
C.M.M's. Court

22 APR 2025

for Sankar Roy

1. That I/promoter have/has a legal title to the land on which the development of the proposed

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 project shall be completed by 20.08.2027.
4. That seventy percent of the amounts realized by me/the promoter for the real estate project from the allottees, from the time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and 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 account in practice that the withdrawn 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 competent authorities.
9. That I/promoter have has furnished such other documents as have been prescribed by the Act and rules and regulations mate thereunder.
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.

LOKENATH CONSTRUCTION

San K. Roy

Deponent

PROPRIETOR

Verification

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

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.'s. Court

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

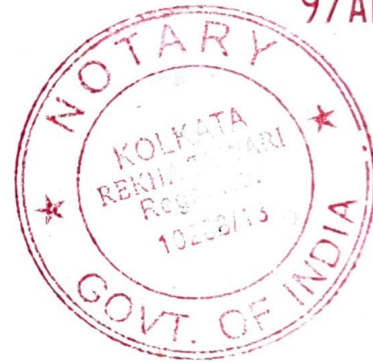
22 APR 2025

REKHA TEWARI
NOTARY



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

97AB 538577



TO WHOM SO EVER IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S LOKENATH CONSTRUCTION** Promoter of the proposed project named "**KRISHNAYAN**" represented by its sole Proprietor **Mr. SANKAR ROY [PAN-AFZPR3898F]**, son of Paresh Chandra Roy.

I, **Mr. SANKAR ROY**, son of Paresh Chandra Roy, sole proprietor of **M/S LOKENATH CONSTRUCTION**, promoter of the proposed project named "**KRISHNAYAN**" Lying or Situated at Premises No 24, BLOCK-AA ARJUNPUR within the limits of the Bidhannagar Municipal Corporation, under Ward No. 10, Borough – II, P.S.- Baguahati, Kolkata-700059, Under District – North 24 Parganas do hereby solemnly declare, undertake and state as under:

REKHA TEWARI
NOTARY
Regn. No. - 10188/13
C.M.M's. Court

22 APR 2025

for Sankar Roy

1. That the Agreement for Sale/Builder Buyer Agreement of our Project "KRISHNAYAN" is in accordance to Annexure - A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and condition of the Agreement for Sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement for Sale in contravention with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.

LOKENATH CONSTRUCTION
LOKENATH CONSTRUCTION

Sankar Roy
Proprietor

PROPRIETOR

SIGNATURE OF THE DEPONENT

VERIFICATION

I, **Mr. SANKAR ROY**, son of Paresh Chandra Roy , resident of AB 9/20 SCHOOL PARA DESHBANDHU NAGAR BAGUATI RAJARHAT GOPALPUR(M) NORTH 24 PARGANAS P.S. - Baguahati, W.B. - 700059, do solemnly affirm that the contents of my above cum declaration concealed are true and correct nothing material has been by me therefrom.

Verified by me at Kolkata on this 19th day of MARCH, 2025.

LOKENATH CONSTRUCTION

LOKENATH CONSTRUCTION

Sankar Roy
Proprietor

PROPRIETOR

SIGNATURE OF THE DEPONENT

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

REKHA TEWARI
NOTARY

22 APR 2025