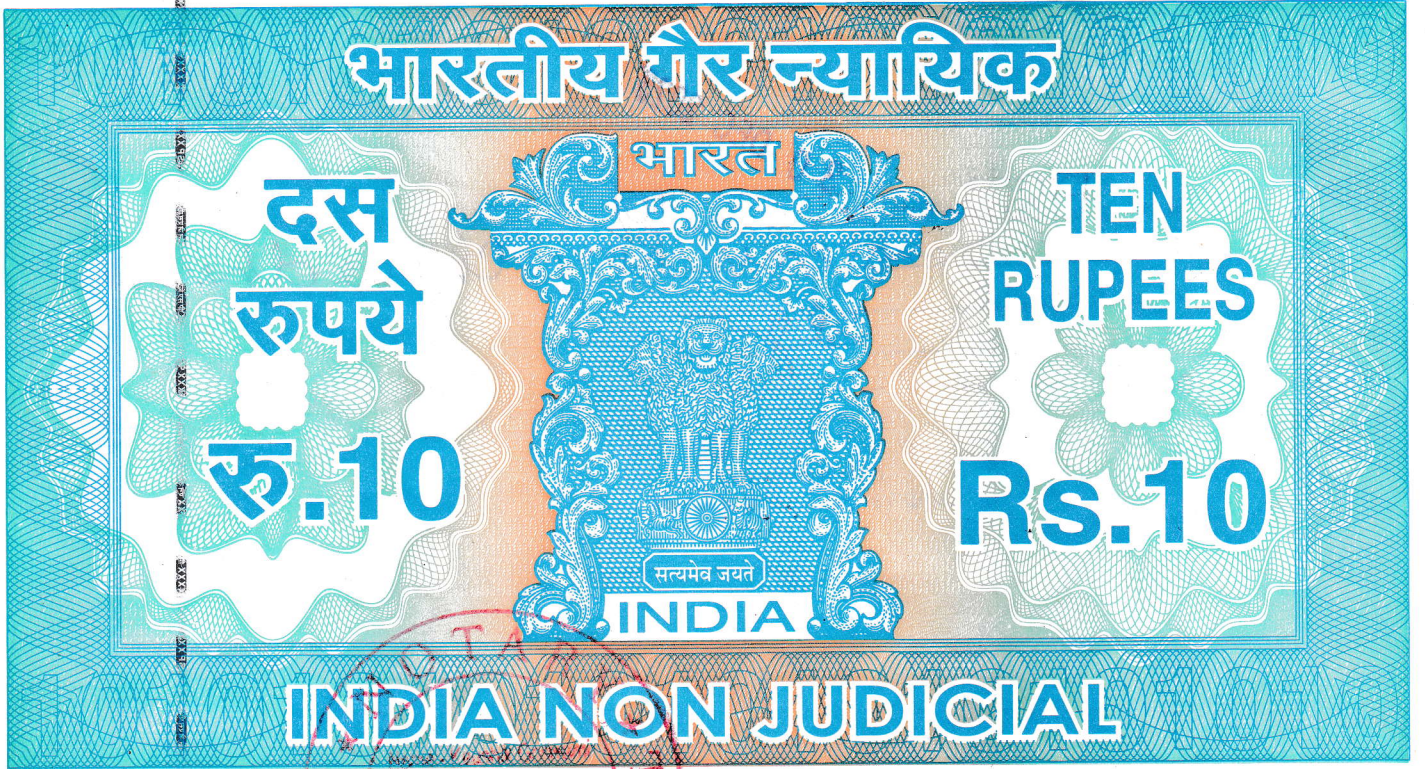




पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

91AB 954781

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. SHANTANU ROY CHOWDHARY** [PAN NO **ACXPR2057H**] [AADHAR NO **7501 0903 0539**], son of Sri. Ajoy Roy Chowdhary, aged about 56 years, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at 15, Mangal Panday Sarani, East Vivekananda Pally, Ward No- 38 (SMC), P.O.- Rabindra Sarani, P.S.- Bhaktinagar, Siliguri, in the District of Jalpaiguri, West Bengal, Pin- 734006, Proprietor of "**LOKENATH TRADERS**" and being the promoter of the proposed project.

Cont...P-2


KAUSHIK GOSWAMI
Notary-Govt. of West Bengal
Siliguri, Darjeeling -
Reg. No. 16/2017
Exp. Dt. 04/06.27

31 DEC 2024

30 DEC 2023

Sl. No. 17862 Date 10/ Rs. 10/
Name Santanu Roy Chowdhury
Vill slg
P.S. slg
Dist slg

Jhama Biswas
Stamp Vender, Islampur Court

I, **MR. SHANTANU ROY CHOWDHARY**, Proprietor of "**LOKENATH TRADERS**" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **ALL LANDLOAD NAME ARE**

A. ~~GANGAMAYA SUBBA (RAI)~~

B. ~~CHANDRA CHAKRABORTY~~

C. **SHYAM KUMAR RAI**

D. **SHANTA DEWAN**

E. **SHARDA MAITRA @ SHARDA RAI MAITRA**

have a legal title to the land on which the development of the proposed project is to be carried out

AND

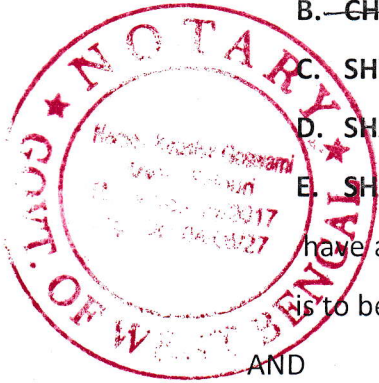
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

3. That the time period within which the project shall be completed by the promoters is (**DELEVERY DATE OF PROJECT 31ST DECEMBER 2027**).

4. That seventy per cent of the amounts realized by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



LOKENATH TRADERS
Shantanu Roy Chowdhary
Proprietor

31 DEC 2024

Kaushik Goswami
KAUSHIK GOSWAMI
Notary-Govt. of West Bengal
Siliguri, Darjeeling -
Reg. No. 16/2017
Exp. Dt. 04/06.27

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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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 TRADERS

[Signature]
Proprietor

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Siliguri, on this 30th day of Dec., 2024.

LOKENATH TRADERS

[Signature]
Proprietor

Deponent
Identified by me

Memorandum submitted before me
Shantanu Ray Choudhary
Identified by *[Signature]*
on this the 30th day of Dec., 2024

KAUSHIK GOSWAMI
Notary-Govt. of West Bengal
Siliguri, Darjeeling -
Reg. No. 16/2017
Exp. Dt. 04/06.27

3.7 DEC 2024

Advocate