



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

40AA 206785

Affidavit Cum Declaration

Affidavit cum Declaration of **Mr. SUNIL KUMAR LOHARUKA**, Director of LOHARUKA PROJECTS PRIVATE LIMITED, promoter of proposed project

I, **Sunil Kumar Loharuka**, son of **Late Ram Bhagat Loharuka**, an Indian Citizen, by faith Hindu, by Profession Business, being one of the director of **LOHARUKA PROJECTS PRIVATE LIMITED** promoter of the proposed project do hereby solemnly declare undertake and state asunder:

1. That Promoter has a legal title/development rights to the land on which the development of the project is proposed, And 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 promoter is 31.08.2028 .
4. The seventy percent of the amounts realized by me/promoter for the real estate project, from the allottees, from time to time, shall be deposited in a separate account to be

Sunil Kumar

16 JUN 2026

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

SL. NO. 46837 DATE 20 JAN 2026

NAME
ADD
AMT

Krishna Das
Advocate
Dist Judge's Court Barasat
North 24 Parganas

MOUSUMI CHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



KRISHNA TEWARI
NOTARY
Regd. No. - 1058913
Chamber & Court
Kolkata - 700 014

10 JAN 2026

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 That the amounts from the separate account, to cover, the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, **Sunil Kumar Loharuka**, being one of the Director of **LOHARUKA PROJECTS PRIVATE LIMITED** 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 account 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, **Sunil Kumar Loharuka**, being one of the Director of **LOHARUKA PROJECTS PRIVATE LIMITED** shall take all the pending approvals on time, from the competent authorities.

9. That I, **Sunil Kumar Loharuka**, being one of the Director of have/has furnished such other documents as have been prescribed by the rules and regulations made under the ACT.

10. That I, **Sunil Kumar Loharuka**, being one of the Director of **LOHARUKA PROJECTS PRIVATE LIMITED** 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.

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Kolkata on this 15th day of June, 2026.

Verified by me

Sunil Kumar Loharuka

(Sunil Kumar Loharuka)

Advocate



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

DEPONENT
SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Rekha Tewari
REKHA TEWARI
NOTARY

16 JUN 2026