

25AC 390893

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit-Cum-Declaration of **SRI SHANTANU ROY CHOWDHURY** [PAN NO - ACXPR2057H] [AADHAR NO. 7501 0903 0539] Son of Ajay Roy Chowdhury, aged about 57 years, by Faith - Hindu, by Occupation - Business, by Nationality - Indian and residing at East Vivekananda Pally, 15 Mangal Pandey Sarani, Ward No - 38, under Siliguri Municipal Corporation, Post office - Rabindra Sarani, Police station - Bhaktinagar, in the district of - Jalpaiguri, Pincode - 734006, in the State of West Bengal, being one of the Proprietor of "**LOKENATH TRADERS**" and being the promoter of the proposed project.

KAUSHIK GOSWAMI
Notary Gr 1. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp Dt - 04.06.2027

7 MAR 2026

Cont...P-2

27 FEB 2026

No. 5177 Dated

Name Loknath Traders

To

Value Rs 10/- (Rupees) Ten Only

SANDHYA SAHA GOGOI
GOVT STAMP VENDOR
SILIGURI COURT
LINE - 174/RM OF 2018

FORM B

ASSIGNMENT AND DECLARATION

... of SRI SHANTANU ROY TRADING COMPANY ...
... NO. 7503 0239J ...
... Hindu ...
... East Vivekananda Bally ...
... Municipal Corporation ...
... Jalpaiguri ...
... one of the proprietors of ...
... project

I, SRI SHANTANU ROY CHOWDHURY [PAN NO – ACXPR2057H] [AADHAR NO. 7501 0903 0539] Son of Ajay Roy Chowdhury, aged about 57 years, one of the Proprietor of “LOKENATH TRADERS” and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. THAT THE LANDLOAD NAME IS :


SMT. MANJULA GHOSH WIFE OF LATE SADHAN KUMAR GHOSH (PAN – CAUPG390IL) RESIDING AT – S. N. DUTTA SARANI, WEST LAKE TOWN, POLICE STATION - NEW JALPAIGURI, POST OFFICE – BHAKTINAGAR, WARD NO. – 33, UNDER SILIGURI MUNICIPAL CORPORATION, SILIGURI, DIST – JALPAIGURI, IN THE STATE OF WEST BENGAL, PIN CODE -734007.

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.

- A. That the said land is free from all encumbrances.
- B. That the time period within which the project shall be completed by the promoters is (DELEVERY DATE OF PROJECT 31ST DECEMBER -2027).
- C. 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.


KAUSHIK GOSWAMI
 Notary General of West Bengal
 Siliguri, Darjeeling
 Reg. No. 16/2017
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D. 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.



E. 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.

F. 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.

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

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

I. 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

 Proprietor


 KAUSHIK GOSWAMI
 Notary Public, West Bengal
 Siliguri, Darjeeling
 Reg. No. 16/2017
 Exp. Dt. - 04.06.2027

17 MAR 2026

DEPONENT

(SRI SHANTANU ROY CHOWDHURY)

VERIFICATION

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 07th day of March, 2026.

LOKENATH TRADERS

Shantanu Roy Chowdhury
Proprietor

DEPONENT

(SRI SHANTANU ROY CHOWDHURY)

IDENTIFIED BY ME

AFFIDAVIT

Solemnly Affirmed before me

By Sri Shantanu Roy Chowdhury

Of Siliguri

Identified by S.K. Guon

This the 07th Day of Mar 2026

S.K. Guon
ADVOCATE

Kaushik Goswami
KAUSHIK GOSWAMI

Notary General of West Bengal

Siliguri, Darjeeling

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