



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL KOLKATA REKHA TEWARI Regd. No. 10288/13 03AC 972724

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

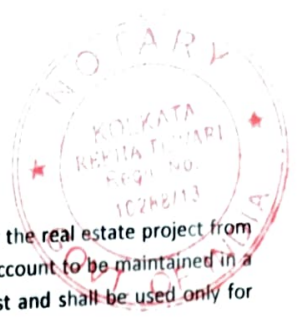
Affidavit cum Declaration of Sri Tapan Bhowmick, Partner of M/s. SAI LOKENATH CONSTRUCTION, promoter of the proposed project **MAYA APARTMENT** at Premises No. - 42, Avenue South Road, Ward No. - 103, Borough - XI of KMC, PS - Survey Park, PO - Santoshpur, Kolkata - 700075, WB, India

I, Tapan Bhowmick, Partner of M/s. SAI LOKENATH CONSTRUCTION, promoter of the proposed project **MAYA APARTMENT** at Premises No. - 42, Avenue South Road, Ward No. - 103, Borough - XI of KMC, PS - Survey Park, PO - Santoshpur, Kolkata - 700075, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. SAI LOKENATH CONSTRUCTION has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, namely Sisir Ghosh Roy, Prasun Kumar Ghosh Roy, Rabindra Nath Ghosh Roy, Shambhu Ghosh Roy, Sibaram Ghosh Roy and Mira Sen, being Deed No. 160316019 of 2023, registered at the Office of the DSR - III, South 24 Pgs
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 31-12-2025

21 APR 2025

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



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Tapan Bhowmick
Deponent

Verification

I, Tapan Bhowmick Son of Gour Gopal Bhowmick Resident of 7, Kabi Sukanta Road, Santoshpur, Kolkata – 700075, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 21st day of April, 2025

Tapan Bhowmick
Deponent

Identified by me
Narayan Ch. Saha
Advocate
C-10 Court, Kolkata-1
Enrollment No. WB/305/1987

REKHA TEWARI
NOTARY
Regd. No. - 10248/13
C-10 V.K. Court
Kolkata - 700001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
Justice
REKHA TEWARI
NOTARY
21 APR 2025
21 APR 2025