



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



03AG 368347

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SRI.SWARAJ GHOSH** Authorised Representative of **LOKENATH ENTERPRISE "Developer"** of the proposed project named "**SRIJAN** "

I, **SRI.SWARAJ GHOSH** Authorised Representative of **LOKENATH ENTERPRISE "Developer"** of the proposed project do hereby solemnly declare, undertake and state as under:

LOKENATH ENTERPRISE, (PAN no : **AAFFL5897F**), a Partnership Firm, having its office at **G/122, Baghajatin**, Post Office : **Baghajatin**, Police Station : **Patuli, Kolkata - 700086**, being constituted and represented by its Partners namely (01) **SRI SUJAY NASKAR**, (PAN no : **AICPN1307K**, Aadhaar No. **8315 7156 9134**), son of Late. **Jiten Chandra Naskar**, by Nationality - **Indian**, by faith - **Hindu**, by occupation - **Business**, residing at **G/140, Baghajatin**, Post Office : **Baghajatin**, Police Station : **Patuli, Kolkata - 700086**, AND (02) **SRI SWARAJ GHOSH**, (PAN no : **AOTPG7633J**, Aadhaar No. **5176 1252 3495**), son of **Sri Manoranjan**

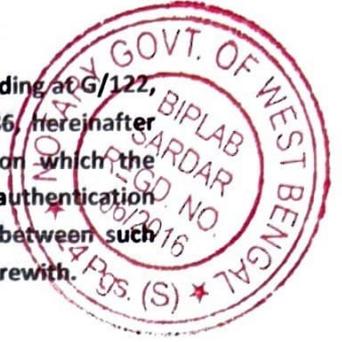
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✓ Lokenath Enterprise
Swaraj Ghosh
Partner

10 MAR 2025

Ghosh, by Nationality – Indian, by faith - Hindu, by occupation - Business, residing at G/122, Baghajatin, Post Office : Baghajatin, Police Station : Patuli, Kolkata - 700086, hereinafter called and referred to as the PURCHASER has 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.



1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **31st MARCH, 2029**
3. 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.
4. 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.
5. 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.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

✓ **Lokenath Enterprise**
Swaraj Ghosh
Partner

Deponent

I, **SRI SWARAJ GHOSH**, (PAN no : AOTPG7633J, Aadhaar No. 5176 1252 3495), son of Sri Manoranjan Ghosh, by Nationality – Indian, by faith - Hindu, by occupation - Business, residing at G/122, Baghajatin, Post Office : Baghajatin, Police Station : Patuli, Kolkata - 700086, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at **10th** Day of, **March** 2025

Solemnly Affirmed & Declarad
before me on Identification

BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

Advocate

NABAKUMAR MUKHERJEE
Advocate
Alipore Criminal Court
Kolkata-700 027
Enrl. No. WB/2037/1999

10 MAR 2025

