

SL. No. 5001 Dated 25/6/25

भारतीय गैर न्यायिक

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रुपये

रु.10

RAKHA SWARNAKAR
ADVOCATE
TASARAB COURT, BARASAT
West Bengal



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 569189

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR

FORM MSB-NORTH 24 PARGANAS

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **BASUDEB ROY [PAN : AQSPR1310G]**
Promoter and one of the Director of the proposed project "**LOKENATH
APARTMENT PHASE I**" (CONSISTS OF TOWER 2, TOWER 3,
TOWER 4, TOWER 5).

I, **BASUDEB ROY [PAN : AQSPR1310G]** son of Anukul Roy, by
faith - Hindu, by occupation - Business, by nationality - Indian,
residing at Vill. Sarada Pally, P.O. Kampa, P.S. Bizpur, District
North 24 Parganas, Pin - 743193, West Bengal, Promoter and one of
the Director of the proposed project "**LOKENATH APARTMENT
PHASE I**" (COMPRISING OF TOWER 2, TOWER 3, TOWER 4,
TOWER 5)] do hereby solemnly declare, undertake and state as under:

1. That the owner of this land is **ROY ENTERPRISE [PAN : AAYFRO806R]**,
a Partnership Firm, having its Registered Office at Vill. & P.O. Kampa,
P.S. Bizpur, District North 24 Parganas, Pin - 743193, West Bengal.
We, "**ROY INFRABUILD PRIVATE LIMITED**" [PAN :
AAJCR9233J] as a Developer/Promoter with an authenticated copy of

25 JUN 2025

Issue Date: Sign:
Rs. 10/- (Rupees Ten) only
Kolkata - 700001
10, Old Post Office Street
Licensed Stamp Vendor
A. K. Maity
Address:

Sl. No. Sold to:
Sl. No. **45757** Sold to:

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only
Issue Date: Sign:

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

12 FEB 2025

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 me /promoter is ...30/10/2028:.....
4. That seventy per cent 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 maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 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 Verification any grounds.



25 JUN 2025


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ROY INFRABUILD PVT. LTD.

Banub K
Director

Deponent

Verification

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..... day of, 2025



A
ALOKE BEPARI
★ NOTARY ★
GOVT. OF INDIA
Regd. No. 53927/25
Bldhannagar Court
Dist.- North 24 Pgs.

[Signature]
ANAMIKA SWARNAKAR
ADVOCATE
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25 JUN 2025