



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

৫৫ 2/4/26



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. SANKAR ROY [PAN-AFZPR3898F]**
Son of Paresh Chandra Roy Sole proprietor of **M/S LOKENATH
CONSTRUCTION** promoter of the project/ duly authorized by the
promoter of the project, vide its/ his/ their authorization dated
25TH APRIL 2025;

I, **Sri. SANKAR ROY [PAN-AFZPR3898F]** Son of Paresh Chandra Roy
Sole proprietor of **M/S LOKENATH CONSTRUCTION** promoter of the
project / duly authorized by the promoter of the project do hereby
solemnly declare, undertake and state as under;

1. That I/promoter have/has a legal title to the land on which the
development of the proposed

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.



2 JUN 2026

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 23.12.2026.
4. That seventy percent of the amounts realized by me/the promoter for the real estate project from the allottees, from the time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered account in practice that the withdrawn is in proportion to the percentage of completion of the project.

That I promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant 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.

1. That I/promoter shall take all the pending approvals on time, from the competent authorities.
2. That I/promoter have has furnished such other documents as have been prescribed by the Act and rules and regulations mate thereunder.
3. That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may

LOKENATH CONSTRUCTION

Jan Kar Roy

Deponent

PROPRIETOR

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.



SRUTI LAHIRI NOTARY
Notary Govt. of West Bengal (India)
Regd. No.- 104/2024, Serampore Court
Serampore, Hooghly

Sruti Lahiri

LOKENATH CONSTRUCTION

Jan Kar Roy

Deponent

PROPRIETOR

SOLELY AFFIRMED & DECLARED BEFORE
ON IDENTIFICATION OF ADVOCATE

02 JUN 2026



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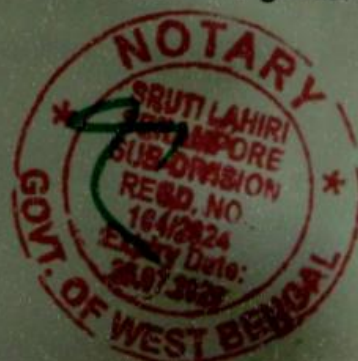


Affidavit as per Section 17 read with Clause (n) of Section 2 of The Real Estate (Regulation and Development Act, 2016)

AFFIDAVIT CUM DECLARATION FOR 'COMMON AREA'

Affidavit cum Declaration. I, Mr. **SANKAR ROY**, son of Paresh Chandra Roy, sole proprietor of **M/S LOKENATH CONSTRUCTION**, promoter of the proposed project named "**KANAK APARTMENT**" Premises No BA-8, BLOCK -F, HOLDING NO 25/39 MOUZA : JYANGRA DESHBANDHU NAGAR PLOT NO: KHATIAN NO R.S. -334: 2322 J.L - 16 of the Bidhannagar Municipal Corporation, under Ward No. 10, Borough - II, P.S.- Baguiati Kolkata-700059 Under District - North 24 Parganas.

21 FEB 2026



I, Mr. **SANKAR ROY**, son of Paresh Chandra Roy, sole proprietor of **M/S LOKENATH CONSTRUCTION**, promoter of the proposed project named "**KANAK APARTMENT**" Premises No BA-8, BLOCK -F, HOLDING NO 25/39 MOUZA : JYANGRA DESHBANDHU NAGAR PLOT NO:KHATIAN NO RS-334: 2322 J.L – 16 of the Bidhannagar Municipal Corporation, under Ward No. 10, Borough – II, P.S- Baguiati Kolkata-700059 Under District – North 24 Parganas do hereby solemnly declare, undertake and state as under

That all as under: the provisions relating to 'Common Area' as per Section 17 read with Clause (n) of Section 2 of the Real Estate (Regulation and Development Act), 2016 read with The West Bengal Real Estate (Regulation and Development) Rules, 2021 will be complied in this project.

LOKENATH CONSTRUCTION

LOKENATH CONSTRUCTION

Sankar Roy
Proprietor **PROPRIETOR**

SIGNATURE OF THE DEPONENT

VERIFICATION

I, Mr. **SANKAR ROY**, son of Paresh Chandra Roy, resident of AB 9/20 SCHOOL PARA DESHBANDHU NAGAR BAGUATI RAJARHAT GOPALPUR(M) NORTH 24 PARGANAS P.S. - Baguihati, W.B-700059, do solemnly affirm that the contents of my above cum Declaration on concealed are true and correct nothing material has been by me therefrom.

Verified by me at Kolkata on this **21st day of FEBRUARY 2026**.



Sruti Lahiri
SOLEMNLY AFFIRMED & DECLARED BEFORE
IDENTIFICATION OF ADVOCATE
SRUTI LAHIRI NOTAR
Notary Govt. of West Bengal (India)
Vol No 108/2024, Serampore Cx.

LOKENATH CONSTRUCTION

LOKENATH CONSTRUCTION

Sankar Roy
Proprietor **PROPRIETOR**

SIGNATURE OF THE DEPONENT

21 FEB 2026



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TO WHOMSO EVER IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S LOKENATH CONSTRUCTION Promoter of the proposed project named "KANAK APARTMENT" represented by its sole Proprietor Mr. SANKAR ROY [PAN - AFZPR3898F], son of Paresh Chandra Roy .

21 FEB 2026

I, **Mr. SANKAR ROY**, son of Paresh Chandra Roy, sole proprietor of **M/S LOKENATH CONSTRUCTION**, Promoter of the proposed project named "**KANAK APARTMENT**" Premises No BA-8, BLOCK -F, HOLDING NO 25/39 MOUZA : JYANGRA DESHBANDHU NAGAR PLOT NO:KHATIAN NO RS-334: 2322 J.L - 16 of the Bidhannagar Municipal Corporation, under Ward No. 10, Borough - II, P.S-Baguhati Kolkata-700059 Under District - North 24 Parganas. do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/Builder Buyer Agreement of our Project "**KANAK APARTMENT**" is in accordance to Annexure - A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and condition of the Agreement for Sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement for Sale in contravention with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.



LOKENATH CONSTRUCTION
LOKENATH CONSTRUCTION

Sankar Roy
Proprietor **PROPRIETOR**

SIGNATURE OF THE DEPONENT

VERIFICATION

I, **Mr. SANKAR ROY**, son of Paresh Chandra Roy, resident of AB 9/20 SCHOOL PARA DESHBANDHU NAGAR BAGUIATI RAJARHAT GOPALPUR(M) NORTH 24 PARGANAS P.S. - Baguiati, W.B-700059, do solemnly affirm that the contents of my above cum Declaration concealed are true and correct nothing material has been by me therefrom.

Verified by me at Kolkata on this 21st day of FEB 2026.

Sruti Lahiri
SRUTI LAHIRI NOTARY
Notary Govt. of West Bengal (India)
Notary Public, Serampore City

21 FEB 2026

LOKENATH CONSTRUCTION
LOKENATH CONSTRUCTION

Sankar Roy
Proprietor **PROPRIETOR**

SIGNATURE OF THE DEPONENT