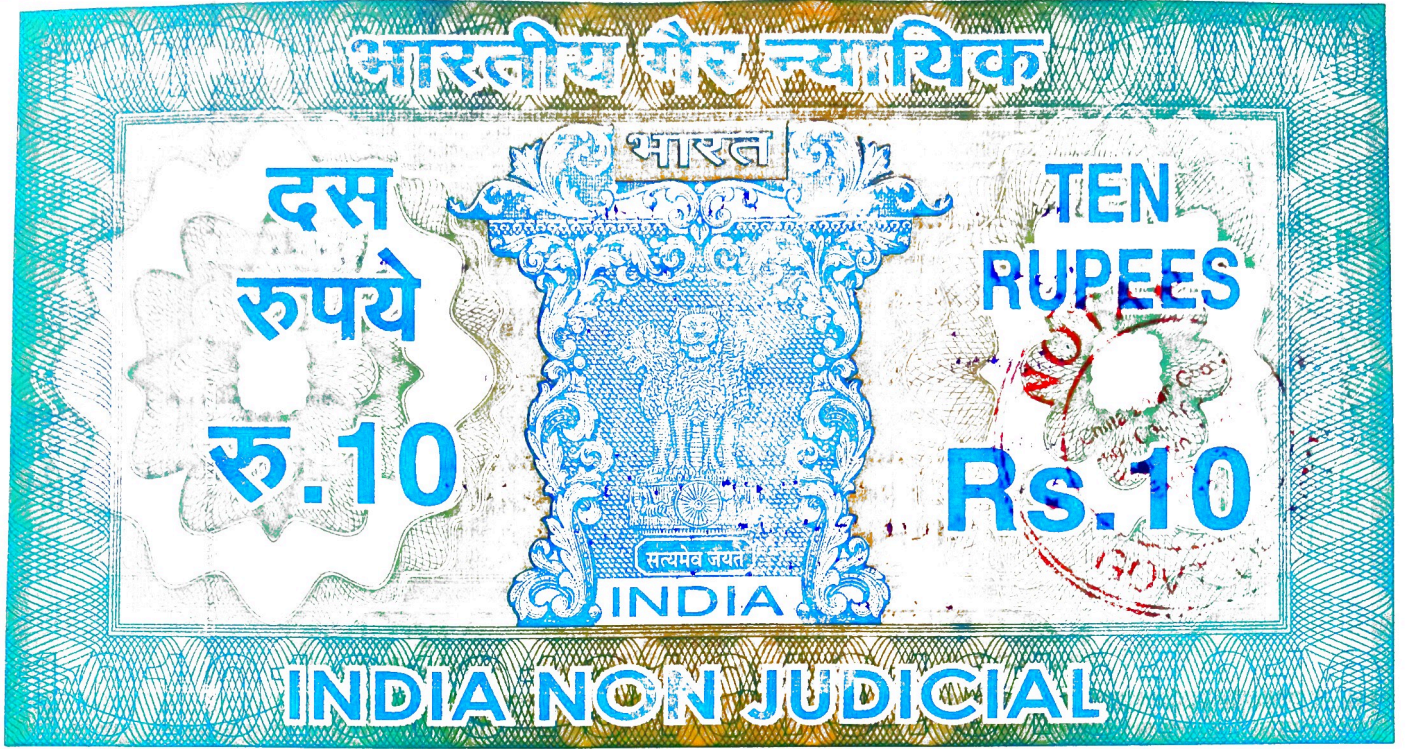
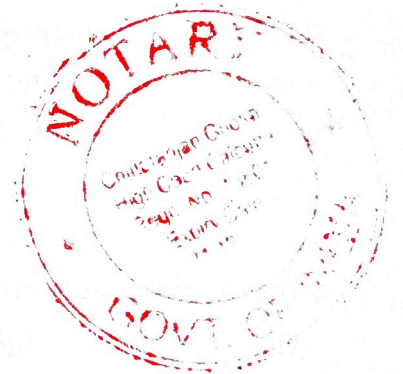




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 471144

20 AUG 2025



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. RAMESH JANA**, son of late Kartick Jana, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at Bally, Ghoshpara, P.O.- Ghoshpara, P.S.- formerly Bally and at present Nischinda, West Bengal- 711227 being the proprietor of **M/S. LOKENATH DEVELOPER** and the promoter of the proposed project.

Cont...P-2

✓
CHAITANYAN GHOSH
Advocate cum Notary
E WE 2306005
REGD NO. 12AC 471144
West Bengal

19201

16 JUL 2025

No..... ₹10/- Date.....

SUBHRO KANTI ROY CHOWDHURY
Advocate

Name :
HIGH COURT CALCUTTA

Address :

SUBHRO KANTI ROY CHOWDHURY
Advocate

Vendor :

HIGH COURT CALCUTTA

Alipore Collectorate, 24 Pgs. (South)

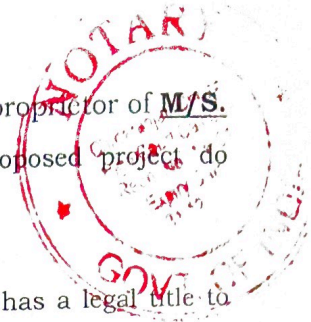
SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



I, **MR. RAMESH JANA**, son of late Kartick Jana, being the proprietor of **M/S. LOKENATH DEVELOPER** and the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That **PRABIR ROYCHOUDHURY and RAMESH JANA**, 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 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 the promoters is 31.03.2026.
4. That seventy per cent of the amounts realised 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.
8. That the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

CHITARANJAN GHOSH
Advocate cum Notary
C No 2387805
REGN NO 13001
West Bengal

20 AUG 2025

10. 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 DEVELOPER

Ramesh Jha
Proprietor

Deponent

The contents of the above Affidavit Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____, on this _____ day of _____, 2025.

LOKENATH DEVELOPER

Ramesh Jha
Proprietor

Deponent
Identified by me

Subhendu Kumar
Advocate

20 AUG 2025

✓
CHITTARANJAN GHOSH
Advocate cum Notary
E/WB 206/2005
REGN NO. 13801
4th Court Calcutta

I hereby Affirmed and declare
before me or Identification
CHITTARANJAN GHOSH
Regn. No. 13801/31.12.18
chitra gh
Notary