



अभिषेक पश्चिम बंगाल WEST BENGAL

12AC 230904

FORM 'B'
[See rule 3(2)]

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. Sanjeet Lakhota, (PAN: AJPPL1858B) son of Sri Nand Kishore Lakhota, age about 31 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 493/C/A, G.T. Road (South), Vivek Vihar, Phase- V, Block- 22, Flat- 4D, 4th Floor, P.S. Shibpur, P.O. Howrah, District- Howrah, Pin Code- 711102, Partner of the promoter (**M/S. SHAKUNTALA INFRATECH LLP**) for the proposed project "**AROMA KUTI**" situated at Mouza- Kalikapur, JL No- 40, Patharghata Gram Panchayat, P.O. Teghoni, P.S. Rajarhat, District- North 24 Parganas, Kolkata- 700135, duly authorized by the promoter of the proposed project, vide its/his/their authorization date 23/06/2025;

I, Sanjeet Lakhota, Partner of the (promoter) **M/S. SHAKUNTALA INFRATECH LLP** having (PAN: ACUFS7190R) and registered office at 46C Chowringhee Road 16th Floor, Room No. 16A/2, Ward No. 063 under KMC, P.O. Shakespeare Sarani, P.S. Shakespeare Sarani, District- Kolkata, Kolkata- 700071 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

23 JUN 2025

SHAKUNTALA INFRATECH LLP
Sanjeet Lakhota
Partner

1. (a) **MR. GOURI SHANKAR SARDA** (PAN- AKUPS1433P), son of Sri Ishwar Das Sarma, by Faith Hindu, by Nationality Indian, by Occupation-Business, residing at 38/1, Elgin Road, P.O. L.L. Roy Sarani, P.S. Bhawanipore, Kolkata- 700020, (b) **DINESH KUMAR SARDA** (PAN- AMBPS8163M), son of Sri Gouri Shankar Sarma, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at 38/1, Elgin Road, P.O. L.L. Roy Sarani, P.S. Bhawanipore, Kolkata- 700020, 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.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us/promoter is 31/03/2028.

4. That seventy percent of the amounts realised by us/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 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, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, we / promoter shall take all the pending approvals on time from the competent authorities.



23 JUN 2025

SHAKUNTALA INFRA TECH LLP
Sajet Lahotia
Partner

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act

10. That, we / 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.

SHAKUNTALA INFRA TECH LLP
Sangiet Lahotia
Partner

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from Verified by me at Kolkata on 23rd day of June, 2025

SHAKUNTALA INFRA TECH LLP
Sangiet Lahotia
Partner

Deponent

Solemnly Affirmed & Declared
Before me on Identification



K. P. Mazumder
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

Identified by me
A. S. Das
Advocate

23 JUN 2025