

SL. NO. 15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

02AC 323708

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 Jayanto Chakraborty, (PAN: AEZPC0340J), son of Late Samir Chakraborty, age about 50 years, by Faith- Hindu, by Nationality - Indian, by Occupation- Business, residing at 56N, Khan Mohammad Road, Dakshin Behala, P.O.- Sarsuna, P.S.- Thakurpukur, Kolkata - 700061, South 24 Parganas, Partner of the promoter (**LOKETARA REALTORS**) for the proposed project "**Maa Kali Apartment**" situated at Premises No. 641, Parui Das Para Road, Ward No. 129 under KMC, P.O.- Sarsuna, P.S.- Parnasree, Kolkata- 700061, District- South 24 PGS, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21/03/2025;

I, Jayanto Chakraborty Partner of (promoter) **LOKETARA REALTORS**, a Partnership Firm, having PAN No. AAFFL6177L and its registered office at 70, Bhupen Roy Road, P.O. & P.S.- Behala, Kolkata- 700034, of the proposed project, duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

21 MAR 2025

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LOKETARA REALTORS

Jayanto Chakraborty

Partner

1. **(A) Sri Abinash Chandra Roy** (PAN: BLLPR9964B), son of Late Rakhal Chandra Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at Parui Das Para Road, Nabapally, Sarsuna, Post Office- Sarsuna, Police Station- Parnasree, , Kolkata- 700061, **(B) Sri Sushanta Das** (PAN: ALNPD6982A), son of Late Manindra Prasad Das, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at Parui Das Para Road, Nabapally, Sarsuna, Post Office- Sarsuna, Police Station- Parnasree, , Kolkata- 700061, 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 31/12/2025.

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.

LOKETARA REALTORS

Sanjay Chakraborty

Partner

21 MAR 2025

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.

LOKETARA REALTORS
Jayanto Chakrabarty
Partner

Deponent

Verification

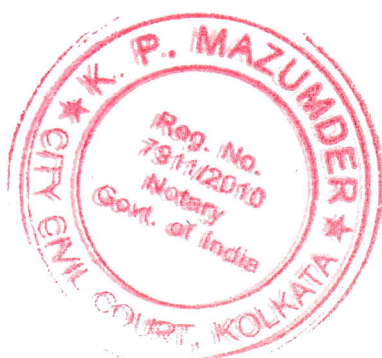
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom
Verified by me at Kolkata on this day of 21st March, 2025.

LOKETARA REALTORS
Jayanto Chakrabarty
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
S. Das.
ADVOCATE

21 MAR 2025

21 MAR 2025