

05 MAY 2023



NOTARY PUBLIC WEST BENGAL

74AB 725931



FORM 'B' [See rule 3 (4)]

Affidavit cum Declaration

R. Chakraborty  
Advocate, Siliguri

Debashish Chakraborty  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd No 13799

05 MAY 2023

**NON JUDICIAL STAMP**

03 MAY 2023

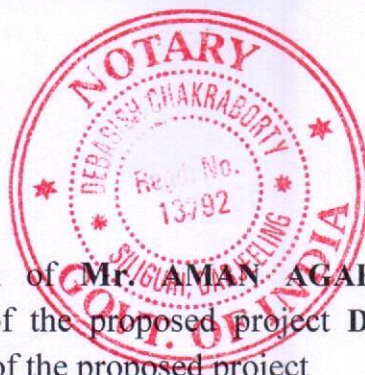
Sl. No. 484 Dated \_\_\_\_\_  
Name Ishaona Deveci  
of \_\_\_\_\_  
Value Rs. 10/- (Rupees Ten only)

Baby Saha  
Govt. Stamp Vendor  
Siliguri Court  
License No. 172/RM. dated 24/07/2015



FORM (N) (see rule 3 (4))  
Affidavit/Declaration

03 MAY 2023  
Siliguri District  
West Bengal  
Govt. Stamp Vendor  
Baby Saha



Affidavit cum Declaration of **Mr. AMAN AGARWAL** Partner of **ISHAANA DEVELOPERS** Promoter of the proposed project **DWARKA RESIDENCY** / duly authorized by the promoter of the proposed project

I, **Mr. AMAN AGARWAL** Partner of **ISHAANA DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / **Mr. AMAN AGARWAL** promoter **M/S ISHAANA DEVELOPERS** have / has a legal title to the land on which the development of the project is 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. 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 31.12.2023.
4. That seventy per cent of the amounts realised 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

ISHAANA DEVELOPERS  
*Anand Agarwal*  
PARTNER

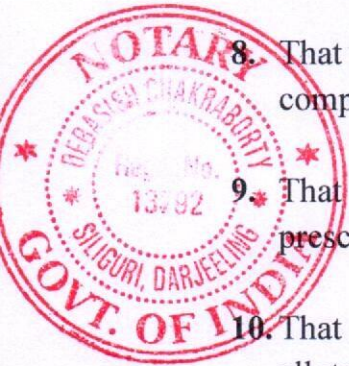
*Debashish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd No 13792  
05 MAY 2023

7. That I / 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 utilised 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 any grounds.



AMAN AGARWAL  
ISHAANA DEVELOPERS  
*Amant Agw*  
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 on 05/05/23

AMAN AGARWAL  
ISHAANA DEVELOPERS  
*Amant Agw*  
PARTNER  
Deponent

**AFFIDAVIT**  
Solemnly Affirmed before me  
By Amant Aggarwal  
of Siliguri  
Identified by R. Chakraborty  
This the 05th Day of May 2023  
At \_\_\_\_\_ am/pm

*De*  
**Debashish Chakraborty**  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd No 13792  
**05 MAY 2023**

IDENTIFIED BY ME  
*Or*  
**ADVOCATE, SILIGURI**  
**R. Chakraborty**  
Advocate, Siliguri