

17 JAN 2024

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

74AB 725925

ISHAANA DEVELOPERS
Amrita
PARTNER



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

Affidavit cum Declaration

R. Chakraborty
Advocate - Siliguri

Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792
17 JAN 2024

19 JAN 2024

NON JUDICIAL STAMP

SI. No. 475 Dated 03 MAY 2023
 Name Ishaana Developers
 of fm
 Value Rs. 10/- (Rupees) only

Baby Saha
 Baby Saha
 Govt. Stamp Vendor
 Siliguri Court

License No. 172/RM. dated 24/07/2015



Siliguri
 West Bengal

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

Affidavit cum Declaration

19 JAN 2024
 Regd. No. 1325
 Siliguri, West Bengal
 Ministry Govt. of India
 District, Chakrabarti

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

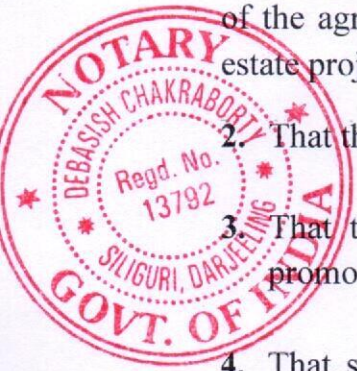
I, **Mr. AMAN AGARWAL** Partner of **ISHAANA DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That 1. Sri Gajanand Agarwal S/o Late Ramji Das Agarwal, and 2. Sri Anand Kumar Agarwal Alias Anand Agarwal S/o Late Ramji Das Agarwal, 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 23-November-2025.
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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.



177 JAN 2024
Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

ISHAANA DEVELOPERS
Amartya
PARTNER

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
Amn Agarwal
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 11/01/2024

AMAN AGARWAL
ISHAANA DEVELOPERS
Amn Agarwal
PARTNER
Deponent

IDENTIFIED BY ME

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792
11 JAN 2024
Rajorshi Chakraborty
RAJORSHI CHAKRABORTY
ADVOCATE, SILIGURI

AFFIDAVIT
Solemnly Affirmed before me
By Mr. Aman Agarwal
of Siliguri
Identified by R. Chakraborty
This the 11th Day of Jan 2024
At _____ am/pm