

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL 45AB 037594



FORM 'A'

[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 (1) SMT. MUNMUN NASKAR, wife of Provat Naskar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 12A, Garfa Shitala Mandir Road, Santoshpur, Kolkata – 700 075 (2) SMT. DIPTI DAS, wife of Sri Anjan Kanti Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 10, 2nd Street, Modern Park, Santoshpur, Police Station- Survey Park, Kolkata – 700 075 and (3) SMT. PIYALI ROY, wife of Sri Abhijit Kumar Roy, by faith – Hindu, by Occupation –

SHAN GROUP

Moonmoon Naskar
Partner

SHAN GROUP

Dipti Das
Partner

SHAN GROUP

Piyali Roy
Partner

PADMA DAS
NOTARY
Regn. No. 1377/18
C.M.M.'s Court
Kolkata-700 001

21 JUL 2020

010051

29 JUN 2020

SL NO.....Date.....
Name-S.C. MAZUMDER (ADV.)
ADD-ALIPORE POLICE COURT
KOLKATA-27

RS.....



TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Business, by Nationality – Indian, residing at 47/C, Janata Road, New Santoshpur, Police Station- Survey Park, Kolkata – 700 075, all are Partners of **ISHAN GROUP**, a Partnership firm having its registered office at 117, Hind Road, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075,, Promoter of the proposed project do hereby declare undertake and state as under:

1. That We/promoter have/has a legal title to the land on which the development of the project is proposed

a legally valid authentication of title of such land along with authenticated copy of the agreement between such owner and Developer/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/ Developer/Promoter is within 31.12.2022.

4. That seventy per cent of the amounts realized by us/Developer/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 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 that I Developer/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

ISHAN GROUP

Hosnabon Sarkar
Partner

ISHAN GROUP

Dipti Das
Partner

ISHAN GROUP

Piyali Roy
Partner

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
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21 JUL 2020





have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That We/Developer/ Promoter shall take all the pending approvals on time from the competent authorities.

8. That We/Developer/Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That We/Developer/Promoter shall not discriminate any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

ISHAN GROUP
Piyali Roy
Partner

ISHAN GROUP
Moon moon Norokar
Partner

ISHAN GROUP
Dipti Das
Partner

DEPONENT

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me on this 21st day of July 2020

ISHAN GROUP Piyali Roy Partner
ISHAN GROUP Moon moon Norokar Partner
ISHAN GROUP Dipti Das Partner

(DEPONENT)

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

PADMA DAS
NOTARY

21 JUL 2020