

20 FEB 2020

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

35AA 934680

GOLDMEDAL DEVELOPERS LLP

Designated Partner

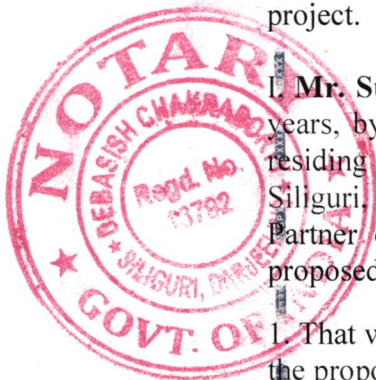
FORM 'B'

Affidavit cum Declaration

Affidavit cum declaration of Mr. Surendra Kumar Lunawat, Partner of "GOLDMEDAL DEVELOPERS LLP" and being the promoter of the proposed project.

I **Mr. Surendra Kumar Lunawat**, Son of Sri Punam Chand Jain, aged about 57 years, by Faith - Hindu, by Occupation – Business, by Nationality – Indian and residing at Shanti Kunj, Shiv Mandir Road, Milan Pally, Siliguri, P.O. & P.S. Siliguri, in the District of Darjeeling, West Bengal - 734005, being one of the Partner of "GOLDMEDAL DEVELOPERS LLP" and the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we the promoters have a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.



R. Chakraborty
Advocate, Siliguri

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

28 FEB 2026

S.LNO. 70723 Date 10.2.2026

PURCHASER Goldmedal Develop LLP

Full Address Siliguri

Total Value 20/-

Stamp Purchased from JPG Treasury-I

MS
STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajgarh
Bhaktinagar, Jalpaiguri



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3. That the time period within which the project shall be completed by the promoters is 17/11/2029.

4. That seventy per cent of the amounts realized by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

7. That the promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

GOLDMEDAL DEVELOPERS LLP

S. K. Banerjee

Designated Partner

Deponent

Verification

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

Verified by me at Siliguri on this 28th day of February, 2026.

GOLDMEDAL DEVELOPERS LLP

S. K. Banerjee

Designated Partner

Deponent

Identified by me

R. Chakraborty

Advocate/Siliguri
R. Chakraborty
Advocate, Siliguri

AFFIDAVIT

Solemnly Affirmed before me

by Mr. Surendra Kumar Banerjee

of Siliguri

Identified by R. Chakraborty

This the 28th day of Feb 2026

at Siliguri

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

28 FEB 2026