

SL No. 17833 Dated 04/06/26



अभिचरवर्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST. NORTH 24 PARGANAS



312657

FORM 'B'

[See rule 3(4)]

**DECLARATION CUM AFFIDAVIT**

Affidavit cum Declaration of "SHANGRI-LA TOWER", developed by, **ISHANI ESTATE [PAN. AAIFIO315C]**, represented by one of its partners, namely **SANTIMOY KUNDU [PAN. AKQPK8126R]**, **[AADHAAR NO. 7763 3201 7336]**.

I, **SANTIMOY KUNDU [PAN. AKQPK8126R]**, **[AADHAAR NO. 7763 3201 7336]**, Son of Late Gopal Chandra Kundu, By Faith - Hindu, By Occupation - Business, By Nationality - Indian, Residing at Lalkuthi, Purbayan, P.O. R-Gopalpur, P.S.- Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal, India, Partner of **ISHANI ESTATE**, Developer/Promoter of the proposed project named "SHANGRI-LA TOWER", do hereby solemnly declare, undertake and state as under:

04 JUN 2026



Sl. No. 7224 Sold to.....

Address.....

**A. K. Maity**

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date: ..... Sign

31 MAR 2026

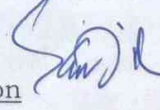
ANAMIKA SWARNAKAR  
ADVOCATE  
JUDGES' COURT, BARASAT  
Registration No: F/1314/918/2011.



1. That the owners of this land are **KOMAN PROPERTIES PVT. LTD.** Director **RAVI KUMAR MANDELIA**. We **ISHANI ESTATE [PAN. AAIFI0315C]**, as a **Developer/Promoter** with an authenticated copy of the agreement between one of the owners 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 period within which the project shall be completed by us /promoter is **25.12.2028**.
4. That seventy per cent of the amounts realized 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 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 Verification any grounds.



**ISHANI ESTATE**

Deponent  
Verification  Partner

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 ....., 2026

Solemnly affirmed and declared  
 before me u/s  
 139 CPC and u/s 333BNSS 2023

  
**ALOKE BEPARI**  
 NOTARY  
 Regd. No. 53927/25  
 GOVT. OF INDIA

**04 JUN 2026**

  
**ANAMIKA SWARNAKAR**  
 ADVOCATE  
 JUDGES' COURT, BARASAT  
 Registration No: F/1314/918/2011.