

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 907145

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Lalit Kumar Jhunjhunwala promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 28-03-2023:

I, Lalit Kumar Jhunjhunwala Son of Late Dwarka Das Jhunjhunwala aged 60 years R/o 109, P.N.Malia Road, Shishu bagan, Raniganj - 713347 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Rameswar Gorai, Tarakeswar Gorai, Sarbeswar Gorai, Parameswar Gorai, Siddheswar Gorai, Sisir Kumar Gorai have a legal title to the land on which the development of the proposed project is to be carried out
And
A legally valid authentication of the 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 in 18-09-2025 .
4. That seventy per cent of the amounts realised by the 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.



Solemnly Affirmed & Declared
before me on identification

Swarnendu Haider
Govt. of W.B., Asansol Court
Regd. No.-09/16

DIVIT DEVELOPERS

Lalit K. Jhunjhunwala
Partner

4 APR 2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

Deponent

DIVIT DEVELOPERS
Jalil - K. Jhykool
Partner

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

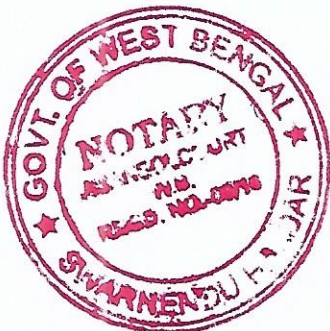
Verified by me at Asansol on this 04th day of April 2023

Deponent

DIVIT DEVELOPERS
Jalil - K. Jhykool
Partner

Solemnly Affirmed & Declared
before me on identification

Swarnendu Halder
Swarnendu Halder
Govt. of W.B., Asansol Court
Regd. No.-09/16



04 APR 2023