

पश्चिम बंगाल WEST BENGAL

32AB 259225

FORM 'A'

[See rule 3(2)]



**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of M/s Digital Commosales LLP promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 18<sup>th</sup> November, 2018.

I, Pankaj Sikaria, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

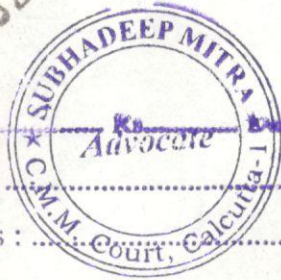
*Pankaj Sikaria*

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*Chitta Ranjan Ghosh*  
**CHITTA RANJAN GHOSH**  
**NOTARY GOVT. OF INDIA**  
Regd. No. 13801  
High Court Calcutta  
**08 APR 2019**  
**08 APR 2019**

713233

16 MAR 2019



No. \_\_\_\_\_  
Name : \_\_\_\_\_  
Address : \_\_\_\_\_  
Vendor : \_\_\_\_\_

**I. CHAKRABORTY**  
6B, Dr. Rajendra Prasad Sarani  
Kolkata 700 001



CHITTA RAJAN GUPTA  
NOTARY GOVT. OF INDIA  
16 MAR 2019  
16 MAR 2019



1. That Chandernagore Municipal Corporation has 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 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 save and except the mortgage created in favour of LIC Housing Finance Limited for obtaining construction loan/project finance.
3. That the time period within which the project shall be completed by the promoter within 29th July, 2021.
4. That seventy per cent of the amounts realized 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of

*Pankaj Sinaria*

*Chitta Ranjan Ghosh*  
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completion of the project, that the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.

*Parraj Sinaria*  
Deponent

### Verification

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

Verify by me at 8th on this April day of 2019.

Identified By me

*Adv*

08/4/19

Adv

**CHITTA RANJAN GHOSH**  
NOTARY GOVT. OF INDIA  
Regd. No. 13801  
High Court Calcutta

Solemnly Affirmed and Declared  
Before me on Identification  
Chitta Ranjan Ghosh  
*Chittaranjan Ghosh*  
Notary

**08 APR 2019**  
**08 APR 2019**

