



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 501255

FORM-A
[See rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. SANJIV KUMAR DABRIWAL duly authorised by "DJSS REALTY PRIVATE LIMITED" promoter of the proposed project "IMPERIAL RIDDHI SIDDHI" vide its authorization dated 07/08/2018:

I, SANJIV KUMAR DABRIWAL Son of Sri Dwarka Prasad Dabriwal aged 45 years R/o at 2, Rowland Road, Kolkata-700020 duly authorised by DJSS REALTY PRIVATE LIMITED promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances except we had taken construction finance from SBI, SME New Alipore Branch for developing the Residential project .
3. That the time period within which the project shall be completed by me/ promoter is 31st December, 2021 (Project Completion Date).

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.M's, Court
2 & 3 Bankshall Street
Kolkata-700 001

DJSS REALTY PRIVATE LIMITED

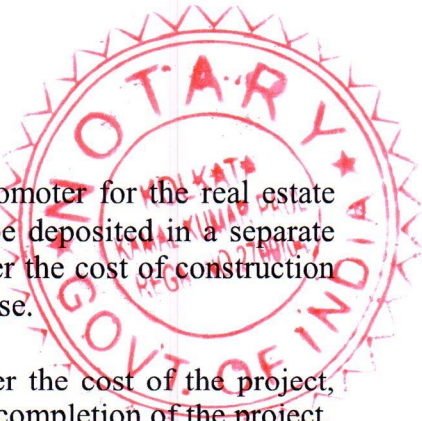
DIRECTOR

15 OCT 2018

Sl. No. 585 Date 11/10/18
Value Rs. 100/- P
Name DJS Realty Pvt Ltd
Address 2 Rowland Rd 10420

Bina Datta
Stamp Vender
Ali Pore Police Court

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



DJSS REALTY PRIVATE LIMITED

DIRECTOR
Deponent

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 KOLKATA on this 11th day of OCTOBER, 2018

DJSS REALTY PRIVATE LIMITED

DIRECTOR
Deponent

Signature witnessed Only
in Identification of Ld. Advocate

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KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Kolkata, West Bengal

15 OCT 2018

Identified by me

Utpal Senchowdhury
C.M.M. Court
Advocate