



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

22AB 986650

FORM 'B'
[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. SANJIV KUMAR DABRIWAL being director of DJSS REALTY PRIVATE LIMITED promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, SANJIV KUMAR DABRIWAL 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

OR

_____ have/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.

OR

That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is December,2021.
4. That seventy per cent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 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 any grounds.

DJSS REALTY PRIVATE LIMITED

Deponent DIRECTOR

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 31st day of AUGUST, 2018

Deponent



FORM 'A'
[See rule3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Chairperson,
West Bengal Housing Industry Regulatory Authority,
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park,
Kolkata-700075

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at
NEAR IIM JOKA, MOUZA: DAULATPUR,P.S- BISHNUPUR UNDER
KULARDHARI GRAM PANCHAYET, DIST SOUTH 24PARGANAS , L.R DAG
NO. 2, 4 & 14, R.S NO. 341, J.L -79, L.R KHATIAN NO. 3196.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual –
 - (a) Name – N.A
 - (b) Father's Name – N.A
 - (c) Occupation – N.A
 - (d) Permanent address – N.A
 - (e) Photograph – N.A

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name : DJSS REALTY PRIVATE LIMITED
 - (b) Address : 2, ROWLAND ROAD. KOLKATA-700020
 - (c) Copy of registration certificate - Enclosed
 - (d) Main objects – REAL ESTATE DEVELOPERS
 - (e) Name, photograph and address of chairman of the governing body / partners / directors etc. – SANJIV KUMAR DABRIWAL residing at 2, Rowland Road, Kolkata-700020(Director), Photo enclosed
- (iii) PAN No. AADCD8870H;
 - (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained – STATE BANK OF INDIA SME NEW ALIPORE BRANCH;
 - (v) Details of project land held by the applicant : NEAR IIM JOKA, MOUZA: DAULATPUR,P.S- BISHNUPUR UNDER KULARDHARI GRAM PANCHAYET, DIST SOUTH 24PARGANAS , L.R DAG NO. 2, 4 & 14, R.S NO. 341, J.L -79, L.R KHATIAN NO. 3196;

- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;
- (xii) the number and areas of garage for sale in the project;
- (xiii) the number of open parking areas available in the real estate project;
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project;
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- (xvi) a declaration in FORM 'B'.

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 31/08/2018
Place: KOLKATA

Yours faithfully,
Signature and seal of the applicant(s)

DJSS REALTY PRIVATE LIMITED


DIRECTOR