



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



14AC 222943

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 Sri Biplab Ghosh, Director of DIGI DEVELOPERS PVT LTD, promoter of the proposed project **DIGI VIVEKANANDA ENCLAVE** at Holding No. 102(64), Vivekananda Sarani, under Ward No. 21 of Dumdum Municipality, North 24 Parganas, PIN – 700065, WB, India

I, Biplab Ghosh, Director of DIGI DEVELOPERS PVT LTD, promoter of the proposed project **DIGI VIVEKANANDA ENCLAVE** at Holding No. 102(64), Vivekananda Sarani, under Ward No. 21 of Dumdum Municipality, North 24 Parganas, PIN – 700065, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Company DIGI DEVELOPERS PVT LTD has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, namely Gopal Chandra Paul, Lakshmi Paul, Anjan Kumar Paul and Aditya Paul, being Deed No. 150601974 of 2023, registered at the Office of the ADSR – Cossipore Dumdum
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 15-03-2028

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

11 DEC 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



*Biplab Ghosh*  
Deponent

Verification

I Biplab Ghosh Son of Upendra Kumar Ghosh Resident of 88/1, Laxmi Narayan Road, Kolkata – 700065, do solemnly affirm that 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 December, 2025

*Biplab Ghosh*  
Deponent

Signature Only  
Identified by me  
Narayan Ch. Saha  
Advocate  
CJM Court, Kolkata-1  
Enrollment No WB/305/1989

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION  
*Rekha Tewari*  
REKHA TEWARI  
NOTARY

11 DEC 2025