



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL FORM-B
[See rule 3(4)]

37AA 995660

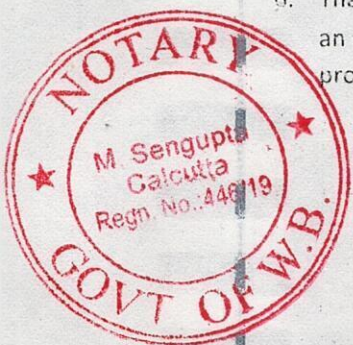
AFFIDAVIT CUM DECLARATION

Regd No. 7/3/25

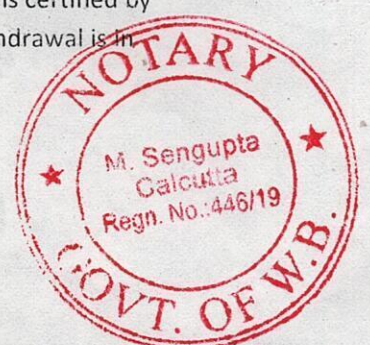
Affidavits cum Declaration of Sanjiv Kumar Dabriwal duly authorized by the promoter of the proposed project Riddhi Siddhi Ikon vide its authorization dated 13.06.2025.

I, Sanjiv Kumar Dabriwal S/o Dwarka Prasad Dabriwal aged 52 R/o 2, Rowland Road, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata 700020, duly authorized by the promoter of the proposed project Riddhi Siddhi Ikon, do hereby solemnly declare, undertake and state as under:

1. That Sambit Basu and Amit Ghosh have a legal title to the land on which the development of the 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 promoter is 23.06.2031
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



16 JUL 2025



26 JUN 2025

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NO.....DATE.....RS.....

NAME.....

ADDRESS.....

ALIPUR JUDGES COURT
A. K. SAMAJPATI

STAMP VENDOR

SIGNATURE

CR. DEORA & CO.
18, Old Post Office Street
Kolkata-700001



26 JUN 2025



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 utilized 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.

DJSS REALTY PVT. LTD.



Authorised Signatory

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 _____ on this _____ day of _____.

DJSS REALTY PVT. LTD.



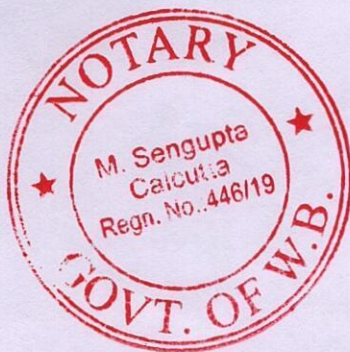
Authorised Signatory

Deponent

Identified by

Debasish Chowdhury
Debasish Chowdhury Advocate
Alipore Judges' Court
Kol-700027
WB/929/1983

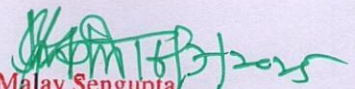
**Solemnly Affirmed &
Declared before me on
Identification of advocate**



MALAY SENGUPTA
Notary

Regn. No. 446/19
C.M.M.S. Court / Alipur
18No. Alipore Judge's Court
Kolkata - 700 027

Malay Sengupta



Malay Sengupta
Notary
Regn. No. 446/19



DAS REALTY PVT LTD

Authorized Signatory

DAS REALTY PVT LTD

Authorized Signatory

Subscribed & Paid-up Capital
Rs. 10,00,000/-
Shareholders' Account
Rs. 10,00,000/-
Kotak Mahindra Bank
Mumbai

Subscribed & Paid-up Capital
Rs. 10,00,000/-
Shareholders' Account
Rs. 10,00,000/-
Kotak Mahindra Bank
Mumbai

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