

Sl. No. 68...Date 17-AUG-2024



पश्चिम बंगाल WEST BENGAL BEFORE THE NOTARY ALIPORE JUDGES' COURT KOLKATA - 700 027

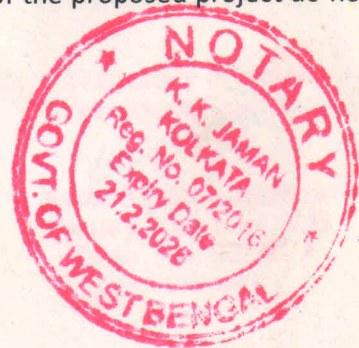


FORM-B [See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. DIPAK KARMAKAR as proprietor of M/s Paradise Land & Housing Co. promoter of the proposed project "PARADISE PEONY" promoter of the proposed project / duly authorized by the other co-owners of the proposed project:

I, Mr. DIPAK KARMAKAR, son of Late Gopal Chandra Karmakar aged 60years having its principle place of Business at 1D, Milan Park, P.O Garaia, P.S- Patuli, Kolkata-700084 and Residing at A2/2, Bhaghajatin Pally, P.O- Regent-Estate, P.S- Netaji Nagar, Kolkata-700 092 at present residing at 1/11 A, Ekta Heights, 56 Raja S.C. Mallick Road, P.O & P.S- Jadavpur, Kolkata-700032 District South 24 Parganas promoter of the proposed project / duly authorized by the promoter of the proposed project "PARADISE PEONY" lying and situated at Mouza- Ramchandrapur, J.L No.58, R.S Dag Nos 706,709,718 L.R Dag Nos-797, 800, 806, R.S. Khatian No. 86, 110, 174, L.R Khatian Nos 1865, 1866, 2241, 3140, 3141, 3150, P.S- Narendrapur (old Sonarpur), District South 24 Paraganas , Holding No. 2076 under Bon Hooghly I No. Gram Panchayat, Kolkata-700103 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



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1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
Or
That I / promoter 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.
3. That the time period within which the project shall be completed by me/ promoter is 31st May 2027 (Project Completion Date).
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.

IDENTIFY BY ME

[Signature]
Advocate

For PARADISE LAND & HOUSING CO.

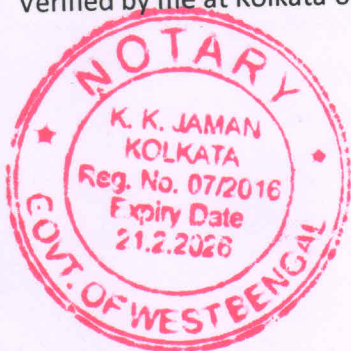
[Signature]
Proprietor
Deponent

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 14th day of August, 2024.

For PARADISE LAND & HOUSING CO.

[Signature]
Proprietor
Deponent



**Signature attester
on identification**
[Signature]
Sazi Kharekujamar
Notary Govt. of W.B
Regn. No. 07/2016
Kolkata

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