



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 509375

BEFORE THE NOTARY
ALIPOPE JUDGES' COURT
KOLKATA-27

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Paropkar Estate Private Limited promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 15.12.2018:

I, Ketan Sanghavi Son of Late Chandrakant Sanghavi aged 56yrs. R/o 28A, Balaram Bose 1st Lane. Kolkata- 700020 one of the Director of the promoter 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.
3. That the time period within which the project shall be completed by me/ promoter is 31.12.2020 (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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Ketan Sanghavi

Deponent
(KETAN SANGHAVI)

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Kolkata on this 18th day of December 2018.

Ketan Sanghavi

Deponent
(KETAN SANGHAVI)

T. Sengupta my me
T. Sengupta Pym
Adv.



Solemnly declare and affirmed
before me on identification under
the Notaries Act.

18/12/18

Md. Ahd Ali Laskar
Notary, Govt. of West Bengal
Regd. No.- 99/2007

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Paropkar Sevak

Post Ltd

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