

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



**Affidavit cum Declaration**

Affidavit cum Declaration of Ms. **Paramount Apartments Pvt. Ltd** promoter of the proposed project

I, **Santosh Kumar Mishra** one of the Directors of Ms. Paramount Apartments Pvt. Ltd, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The four joint owners (As mentioned in terms of settlement / Joint Venture Agreement) have 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 up to 20<sup>th</sup> December 2020.
4. That seventy percent of the amount 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 construction and the land cost and shall be used only for that purpose.

RIMAL KUMAR BANERJEA  
NOTARY  
C.M.M.'s Court Campus  
2, Bankshall Street  
Kolkata-700 001

20 NOV 2015  
PARAMOUNT APARTMENTS PVT. LTD.

Santosh Kumar Mishra  
DIRECTOR

063362

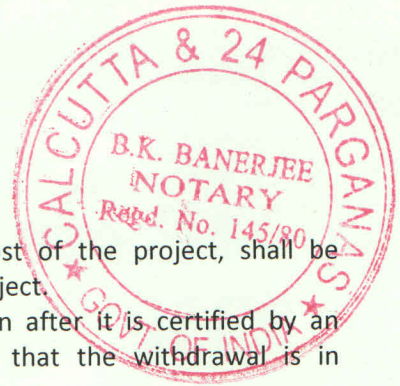
10 OCT 2018

Sl. No.....Date.....  
Name.....  
Add.....  
AMT.....10/-

Paramount Apartments (P) LTD  
6, Church Lane  
(10)-1

  
SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K S. Roy Road, Kol-





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

PARAMOUNT APARTMENTS PVT. LTD.

*Jantak K. Ail*  
Deponent **DIRECTOR**

### Verification

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

Verified me at Kolkata on this 20 th day of November, 2018

PARAMOUNT APARTMENTS PVT. LTD.

*Jantak K. Ail*  
Deponent **DIRECTOR**

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*B.K. Banerjee*  
**B. K. BANERJEA  
NOTARY**

**20 NOV 2018**

IDENTIFIED BY ME  
*Arun Kumar Sarkar*  
Advocate  
**ARUN KUMAR SARKAR**  
M M's Court Calcutta

**RIMAL KUMAR BANERJEA  
NOTARY**  
C.M.M.'s Court Campus  
2, Bankshall Street  
Kolkata-700 003