

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 911986

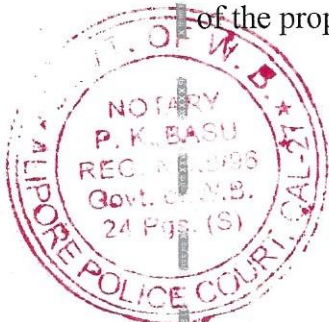
FORM-A

[See rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Dipak Karmakar as proprietor of Paradise Land and Housing Co. (proprietary firm) 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 56 Residing at A-2/2, Baghajatin Pally, Kolkata-700092 and Office address 1D, Milan Park, Garia, Kolkata - 700084 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



11 FEB 2020

690 তার 10-02-2020

খরিদদার

মূল চেক

Debank Sarma

সাং

10 Million Bank Ltd 7/7

শকর কুমার সরকার

স্ট্যাম্প ভেস্তার
সোনারপুর এ.ডি.এস.আর অফিস
দঃ ১৪ পরগণা



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 26/02/2015 (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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For PARADISE LAND & HOUSING CO.

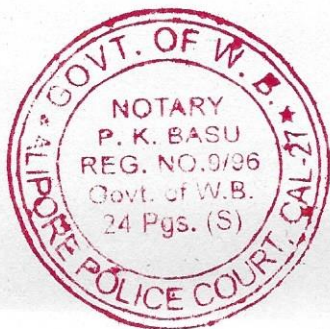
Barmaras

Deponent Proprietor

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 12th day of February, 2020.



Solemnly Affirmed & Declared Before me on Identification

P. K. BASU, Notary
Alipore Police Court Cal
Regd. No. -9/96, Govt. of W.B

11 FEB 2020

For PARADISE LAND & HOUSING CO.

Barmaras

Deponent Proprietor