



उत्तर प्रदेश UTTAR PRADESH

DR 295791

THIS STAMP PAPER MAY BECOME PART OF FORM-B
FOR UP. RERA REGISTRATION OF M/S PARAMOUNT
PROPBUILD PVT. LTD. DATED - 10/08/2017.

M-80 no.

FORM B
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mukesh Agarwal S/o Mr. Ram Chandra Kansal in capacity of Director of Paramount Propbuild Pvt. Ltd. having its Corporate Office at H-123, Sector – 63, NOIDA, U.P., ZIP - 201301 (The Company is Hereinafter referred to as the Promoter) of the Paramount Emotions Project (Hereinafter referred to as the Project) situated at Plot No. – GH-05A, Sector – 1, NOIDA EXT., Greater NOIDA State Uttar Pradesh vide its authorization through Board Resolution dated 24.07.2017 do hereby solemnly declare, undertake and state as under:

1. That Promoter has legal title to the land on which the development of the project is going on.
2. That the Promoter Company has availed term loan facilities for completion of the project from Reliance Home Finance Ltd., having its office at Reliance Centre, 6th Floor, South Wing, Off. Western Express Highway, Santa Cruz (East), Mumbai, Maharashtra, ZIP - 400055 The said NBFC has agreed to issue NOC for the sale of the individual unit subject to the aforesaid property as well as the said building and the land appurtenant thereto are not subject to any encumbrance charge or liability of any kind whatsoever and that the entire property is free and marketable.
3. That the time period within which the project shall be completed by promoter is **31.12.2017**
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, has/is being deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost and is being used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, has been withdrawn in proportion to the percentage of completion of the project.

M. Agarwal

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Promoter has not discriminated against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

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 **NOIDA** on this day of **10.08.2017**



Deponent