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4 APR 2023



पश्चिम बंगाल WEST BENGAL

67AB 216531

FROM 'B'

[SEE RULE 3(4)]

AFFIDAVIT CUM DECLARATION OF SMT TANUSHREE BHADRA, W/O SRI UJJWAL BHADRA, RESIDING AT 6 EASTERN PARK, 3<sup>RD</sup> ROAD, SANTOSHPUR KOLKATA – 700075, DESIGNATION – DIRECTOR, IDEAL INFRASTRUCTURES SOLUTIONS PVT. LTD. PROMOTER OF THE PROPOSED PROJECT;

SMT TANUSHREE BHADRA, W/O SRI UJJWAL BHADRA, RESIDING AT 6 EASTERN PARK, 3<sup>RD</sup> ROAD, SANTOSHPUR KOLKATA – 700075, DESIGNATION – DIRECTOR, IDEAL INFRASTRUCTURES SOLUTIONS PVT. LTD. PROMOTER OF THE PROPOSED PROJECT, DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER:

1. That, SMT. KABERI SAHA, SRI. SIDHARTHA SAHA, SMT. ANAMIKA BRAHMA, SRI. CHANDAN SAHA, SRI. TILAK SAHA 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 of the real estate project along with Development Agreement and power of Attorney 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 is 31.12.2025

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.  
*Tanushree Bhadra*  
DIRECTOR

*J. K. Chakraborty*  
NOTARY  
Govt. of W.B., Cooch Behar  
04 APR 2023





IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.  
Janshree Bhadra  
DIRECTOR

4. That seventy percent of the amount realized by me / promoter for the real estate project from the allottees, from 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.
11. That I / Promoter shall abide the provision in section 17 with clause (n) if section 2 relating to common area.

**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 Cooch Behar on this 4th Day of April, 2023.

Jibon Krishna Chakraborty  
M.Com. (Adv. A/C Balau) LL.B., C.L.W. (W.B.)  
Notary, Cooch Behar  
Govt. of West Bengal, India  
**04 APR 2023**

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janshree Bhadra  
Deponent DIRECTOR

Signature identified by  
Anirban Saha

**Anirban Saha**  
Advocate  
Cooch Behar Bar Association  
E/No-F/673/474 of 2010