



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

27AB 694815

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Inderpal Singh Sandhu duly authorized by the promoter of the proposed project, i.e. Ultimate Estates Pvt. Ltd. (CIN No. U45203WB2007PTC112463) a Company incorporated under the Companies Act, 1956 having its registered office at 3A, 3rd Floor, 75C, Park Street, Kolkata - 700016 vide its authorization dated 25.08.2018.

I, INDERPAL SINGH SANDHU son of Late Sarup Singh Sandhu of 75C, Park Street, Kolkata - 700016 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The Young Men's Christian Association, a Society registered under the West Bengal Societies Registration Act, 1961 having its registered office at 25, Jawaharlal Nehru Road, Kolkata - 700013 has a legal title to the land on which the development of the proposed project is to be carried out

ULTIMATE ESTATES PVT. LTD.
Inderpal Singh Sandhu
Authorized Signatory

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 details of encumbrances including details of any rights title, interest or name of any party in or over such land, along with details are enclosed herewith.

3. That the time period within which the project shall be completed by me/promoter is 31st July 2022.

4. That seventy per cent of the amounts realized by me/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.

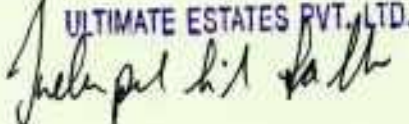
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 the amounts collected for a particular projects have been utilized for the projects and the withdrawal has been in compliance with the percentage of completion of the projects.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.

9. That the 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.

ULTIMATE ESTATES PVT. LTD.


Authorised Signatory

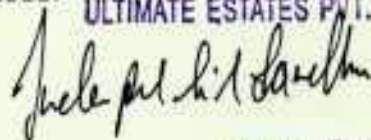
DEPONENT

VERIFICATION

The contents of my above cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 30th day of August, 2018.

ULTIMATE ESTATES PVT. LTD.



Authorised Signatory

DEPONENT