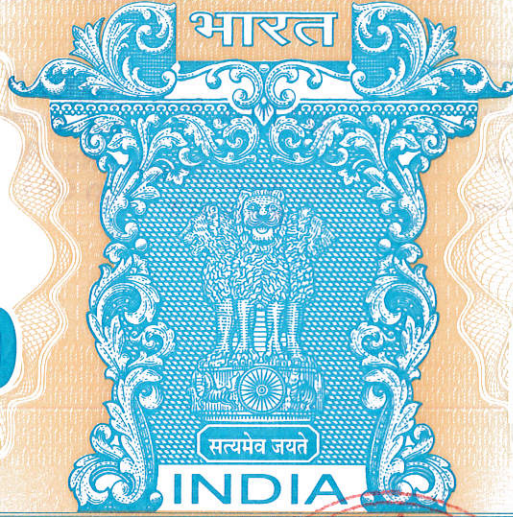


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FORM - A

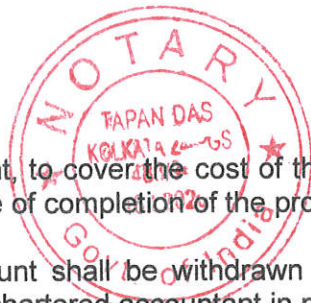
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Nishith Jhunjunwala, Director of Ideal Real Estates Private Limited, for the proposed project named IDEAL EXOTICA, at Premises No. 21, Pramatha Chowdhury Sarani, New Alipore, Kolkata - 700053 duly authorized by the Company of the proposed project vide its Board Resolution dated 28th August, 2018.

I, Nishith Jhunjunwala, son of Late Shiv Kumar Jhunjunwala, aged about 52 years, resident of 9, Anil Roy Road, Kolkata - 700029, Director of the proposed project duly authorized by the company of the proposed project named IDEAL EXOTICA do hereby solemnly declare, undertake and state as under :

1. That we have a legal title to the land on which the development of the proposed project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is December, 2019.
4. That seventy per cent of the amounts realized by the Company for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That we 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 IDEAL REAL ESTATES PVT. LTD.

Director

Deponent

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 5th day of October, 2018.

For IDEAL REAL ESTATES PVT. LTD.

Director

Deponent

IDENTIFIED BY ME

T.KR. JANA
ADVOCATE

Solemnly Affirmed and
Declared before me in
verification of Ld. Advocate

TAPAN DAS
Notary Govt of India
Kolkata - 700016

10 OCT 2018