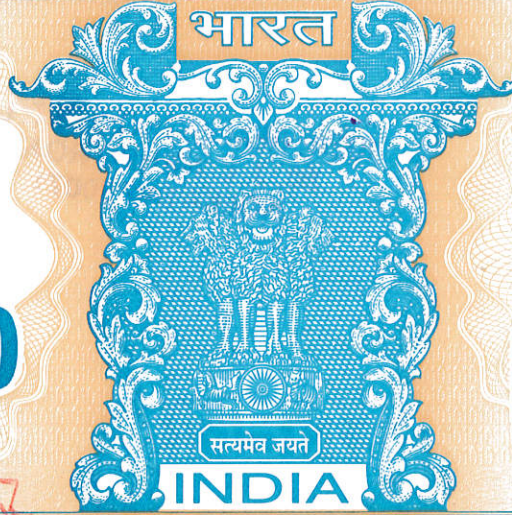


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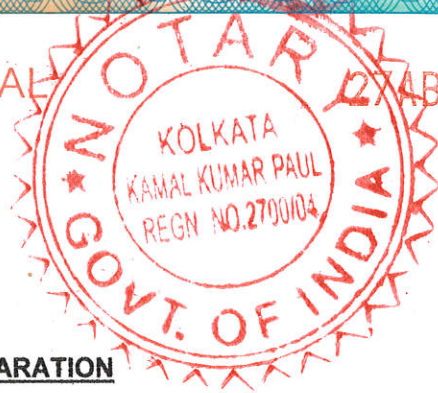
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FORM – 'B'
[Rule 3(4)]

AFFIDAVIT CUM DECLARATION

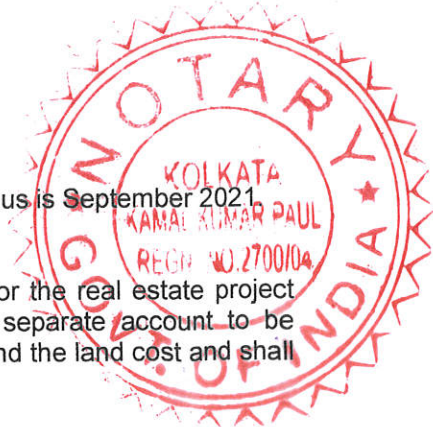
Affidavit cum Declaration of Mr. Nishith Jhunjhunwala, son of Late Shiv Kumar Jhunjhunwala, Director of Ideal Real Estates Private Limited, having its registered office at 50, Jawahar Lal Nehru Road, Kolkata – 700071, duly authorized by the Company for the project named **IDEAL AQUAVIEW** at Mouza Mahishbathan and Thakdari, Ward No. 28, Bidhannagar Municipal Corporation, District – North 24 Parganas, Pin – 700102.

I, Nishith Jhunjhunwala, Director of Ideal Real Estates Private Limited duly authorized by the Company of the proposed project do hereby solemnly declare, undertake and state as under :

1. That Emperor Residency Private Limited & 81 other Companies and Srawan Kumar Himatsingka, Smt. Kanak Himatsingka, Nakul Himatsingka and Smt. Divya Himatsingka have a legal title to the land on which the development of the proposed project is to be carried out.
2. A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between such owner and promoter for development of the real estate project is enclosed herewith.
3. That the said land is free from all encumbrances.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.M.C. Court
2 & 3 bankshalli Street
Kolkata-700 06.

29 SEP 2018



4. That the time period within which the project shall be completed by us is September 2021.
5. 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. 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.
8. 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.
9. That we shall take all the pending approvals on time, from the competent authorities.
10. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

[Handwritten signature]

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 29th day of September, 2018.

[Handwritten signature]

Deponent

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M. No. Court
2 & 3 Bankshalli Road
Kolkata-700 06

ATTESTED BY ME
[Handwritten signature]
KAMAL KUMAR PAUL
NOTARY GOVT. of India
REGD. NO. 2700/04
29 SEP 2018