



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

23AB 050496

FORM – 'B'

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. S. K. Himatsingka, son of Late D.N. Himatsingka, Designated Partner of Ideal Aurum Nirman LLP, having its registered office at 50, Jawahar Lal Nehru Road, Kolkata – 700071, duly authorized by the LLP for the project named IDEAL AURUM at Premises No.162, Sonarpur Station Road, Dakhin Kumrakhali, Narendrapur, Kolkata – 700103.

I, S. K. Himatsingka, Designated Partner of Ideal Aurum Nirman LLP duly authorized by the LLP of the proposed project do hereby solemnly declare, undertake and state as under :

1. That the land owner's Exult Realty Pvt. Ltd. have a legal title to the land on which the development of the 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, 2021.
4. That seventy per cent of the amounts realized by the LLP 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.

*Handwritten signature in blue ink.*

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 prescribed 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.

IDEAL AURUM NIRMAN LLP

*S. K. Himatsingh*

DESIGNATED PARTNER

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 11<sup>th</sup> day of September, 2018.

IDEAL AURUM NIRMAN LLP

*S. K. Himatsingh*

DESIGNATED PARTNER

Deponent