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FORM - A

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Nakul Himatsingka, Director of Ideal Unique Realtors Private Limited, for the proposed project named IDEAL UNIQUE CENTRE, at Premises no. 10, East Topsis Road, Kolkata - 700046 duly authorized by the Company of the proposed project vide its Board Resolution dated 28th August, 2018.

I, Nakul Himatsingka, son of Sri S. K. Himatsingka, aged about 42 years, resident of 20, Mandeville Gardens, Kolkata - 700019, Director of the proposed project duly authorized by the company of the proposed project named IDEAL UNIQUE CENTRE do hereby solemnly declare, undertake and state as under :

1. That (1) Aquil Ahmed Khan, (2) Parvez Ahmed Khan, since deceased, (3) Ms. Yasmeen Hossain, (4) Javed Ahmed Khan, (5) Ms. Shaheen Asad, (6) Ms. Shamim Akhtar, 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 along with an authenticated copy of the Development Agreement dated 15th June, 2011 between such owners and Ideal Unique Realtors Private Limited for development of the real estate project 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 by us is June, 2021.

04 OCT 2019

P. K. Datta
Notary
Regn. No. : 1101/98
C.M.C. Court
2 & 3, Bankshall Street
Calcutta - 700001

Nakul

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Nan Rathi

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 4th day of October, 2019.

For IDEAL UNIQUE REALTORS PVT. LTD.

Nan Rathi

Director

Deponent

Identified By

Rathi
Advocate

P. K. Datta
Notary
Regn. No. : 1181/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700001

Solemnly Affirmed &
Declared before me on
Identification of advocate

P. K. DATTA
Notary

04 OCT 2019