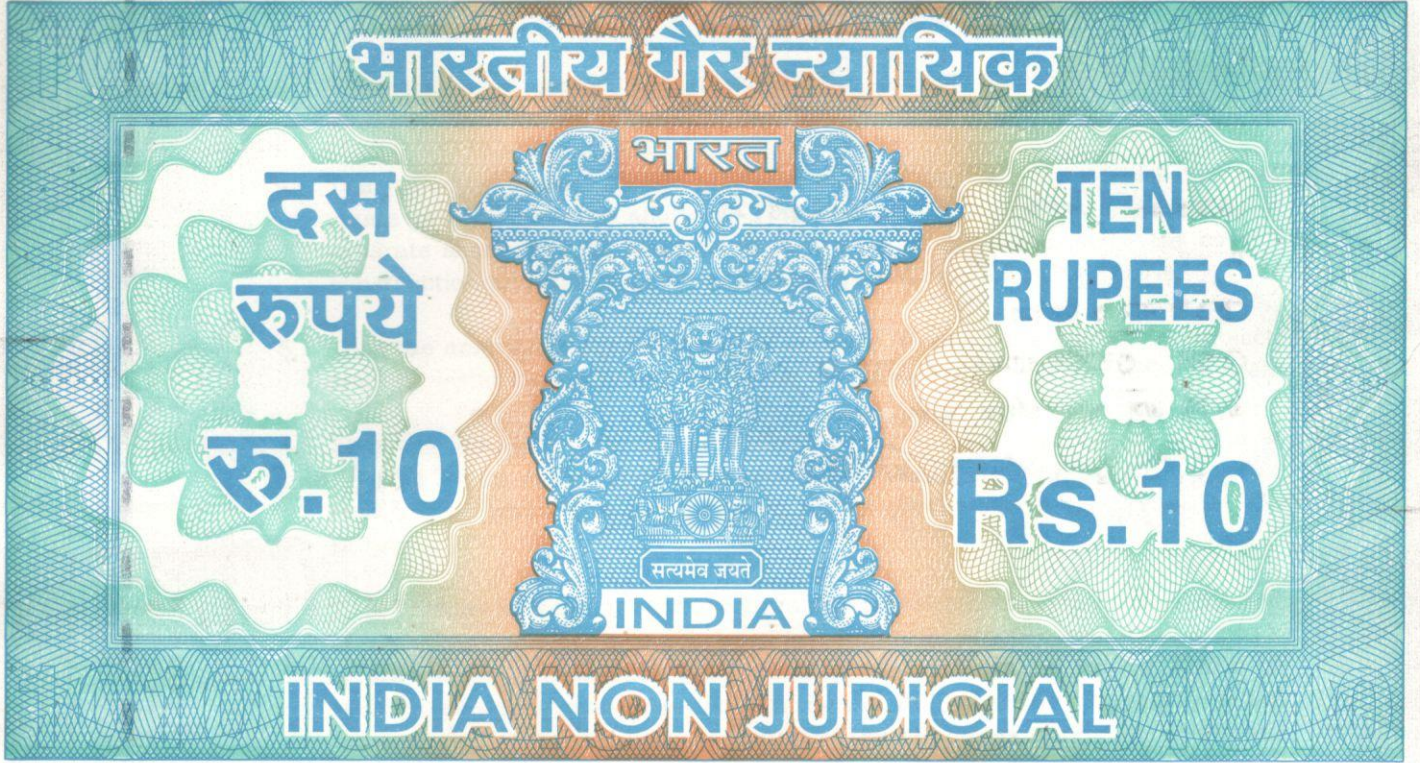
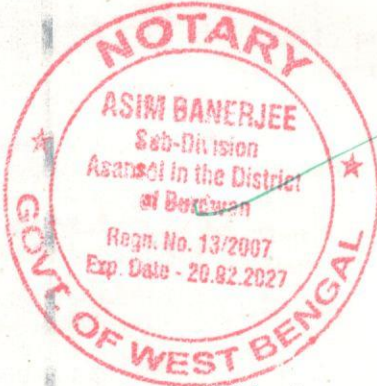




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

97AB 316958



FORM 'B'

[See Rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Dimple Chhabra**, proprietor of the promoter of the proposed project "Ideal Homes",

I, **Dimple Chhabra**, proprietor of the promoter of the proposed project "Ideal Homes", do hereby solemnly declare, undertake and state as under:

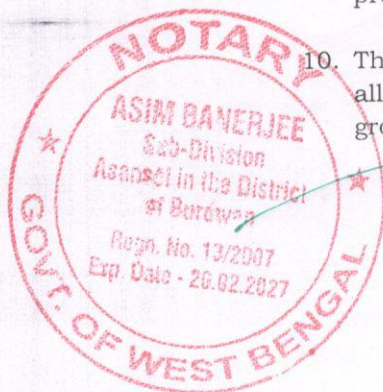
1. That **Mr. Gulshan Chhabra and Mrs Dimple Chhabra** has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land along with an authenticated copy of agreement between such owner and promoter 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 31.03.2028.
4. That seventy percent of the amounts realised by us/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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 that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



Deponent

Verification

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

IDENTIFIED BY ME
Sign. in my presence

[Signature]

ADVOCATE

I solemnly confirmed & declared on oath before me on identification

ASIM BANERJEE
NOTARY Regn. No. 13/2007
Govt. of W.B., Sub-Division
Anandol in the District of Burdwan

Deponent

Chhabra Construction Works
[Signature]
Proprietor

10 MAR 2026