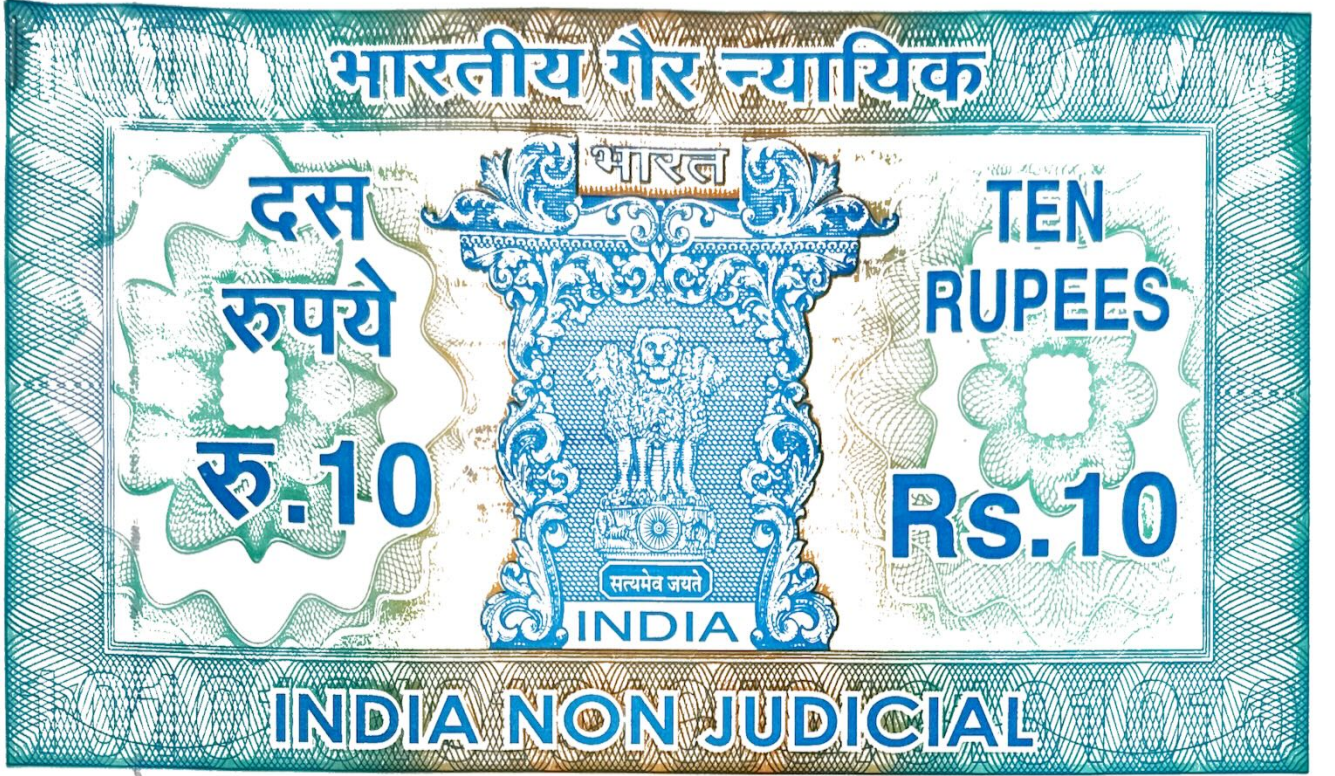


Sl. No.

G-1099/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

94AB 709311

BEFORE THE NOTARY PUBLIC  
HOWRAH

**FORM - B**  
[See rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

of

NISHAT INFRASTRUCTURE PVT. LTD., the promoter of the proposed project  
"UNIQUE SHOPPING MALL"

I, **KHUSHNUD AKHTAR KHAN** one of the director of the promoter company of the proposed project do hereby solemnly declare, undertake and state as under:-

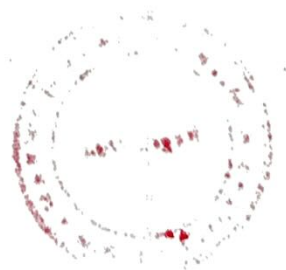
1. That **NISHAT INFRASTRUCTURE PVT. LTD.** has legal title to the land on which the development of the proposed project is to be carried



24 JUL 2024

ক্রমিক নং 10129 তারিখ 22.11.2024  
ক্রেতার নাম Nishat Infrastructure Pvt Ltd  
ঠিকানা Haura  
মূল্য 10k

*Qasim*  
সেকত মেউর  
স্ট্যাম্প ডেডার  
হাওড়া আদালত

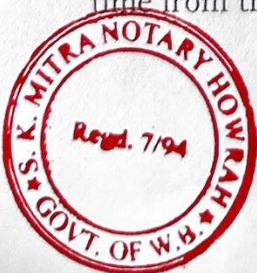




AND

A legal valid authentication of title of such land along with and authenticated copy of the agreement between such owner and promoter for development of the real estate projects 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 the promoter company is 11.05.2028.
4. That seventy percent of the amount realized by the promoter 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 shall be use 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the promoter company 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 be utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter company shall take all the pending approvals on time from the competent authority.



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9. that the promoter company have furnished such other documents as have been prescribed by the rule and regulations made under the act.

10. That the promoter company shall not discriminate against any allottee at the time of allotment of any shop on any ground.

*Khushbu Akhtar Khan*

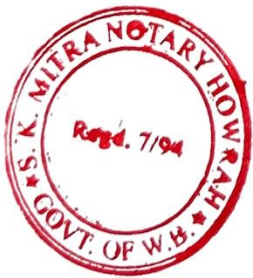
**D E P O N E N T**

For, NISHAT INFRASTRUCTURE PVT. LTD.

**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 24 day of July, 2024.



*Khushbu Akhtar Khan*

**D E P O N E N T**

For, NISHAT INFRASTRUCTURE PVT. LTD.

Identified by me,

*Santa...*

Advocate

SOLEMNLY AFFIRMED BEFORE ME  
ON... *Khushbu Akhtar Khan*  
WHO IS IDENTIFIED BY... *Santam*  
... *Mr Das* ... ADVOCATE  
ON THIS... *24th* DAY... *July* 2024

*Shyamal Kr. Mitra*

SHYAMAL KR. MITRA  
NOTARY, HOWRAH

2 JUL 2024