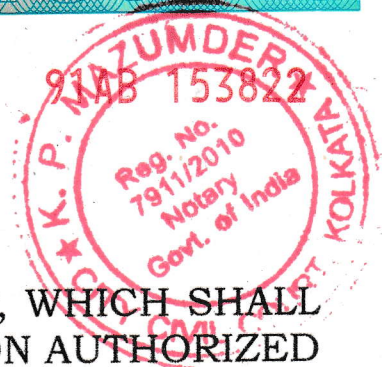




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM 'B'  
[See rule 3(4)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Kumar Bagchi (ACXPB2853P) Son of Late Nripesh Chandra Bagchi, age about 72 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 210B/1G, Kali Charan Ghosh Road, P.O. & P.S. Sinthi, Kolkata-700050, Partner of the Promoter (**Unicon Realty**) of the proposed project "**Neer**" situated at Holding No. 415, Premises No. - 45/5, Kabi Mukunda Das Road, Ward No. 2, Under South Dum Dum Municipality, P.O.- Rabindrana-gar, P.S.- Dum Dum, Kolkata - 700065, North 24 Parganas, duly au-thorized by the promoter of the proposed project, vide its/his/their au-thorization dated 08/02/2024

I, Sri Kumar Bagchi, Partner of **Unicon Realty** (PAN: AAUFU8864C), having the registered office at 18 Netaji Subhas Road Room Number 107,3rd Floor, Kolkata-700001, Promoter of the proposed project do hearby solemnly declare, undertake and state as under:

UNICON REALTY

08 FEB 2024

  
Part



1. **Smt. Maya Rani Halder alias Maya Halder**, Wife of Sri Subhas Chandra Halder, by occupation - Housewife, residing at Kabi Mukunda Das Road, P.S.- Dum Dum, P.O.- Rabindra Nagar, Kolkata - 700065, District North 24 Parganas, has a legal title to the land on which the development of the project is proposed is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

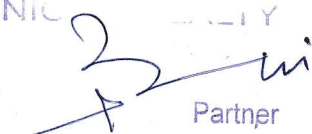
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 30/06/2025.
4. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a 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 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/ 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 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 / promoter shall take all the pending approvals on time from the competent authorities.

UNICON R  
Partner

08 FEB 2024

9. That, We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, We / 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.

UNION ALTY  
  
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 8<sup>th</sup> day of February, 2024

UNION ALTY  
  
Partner

Deponent

Solemnly Affirmed & Declared  
Before me on Identification

  
K. P. MAZUMDER, NOTARY  
City Civil Court, Calcutta  
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME  
  
ADVOCATE

08 FEB 2024