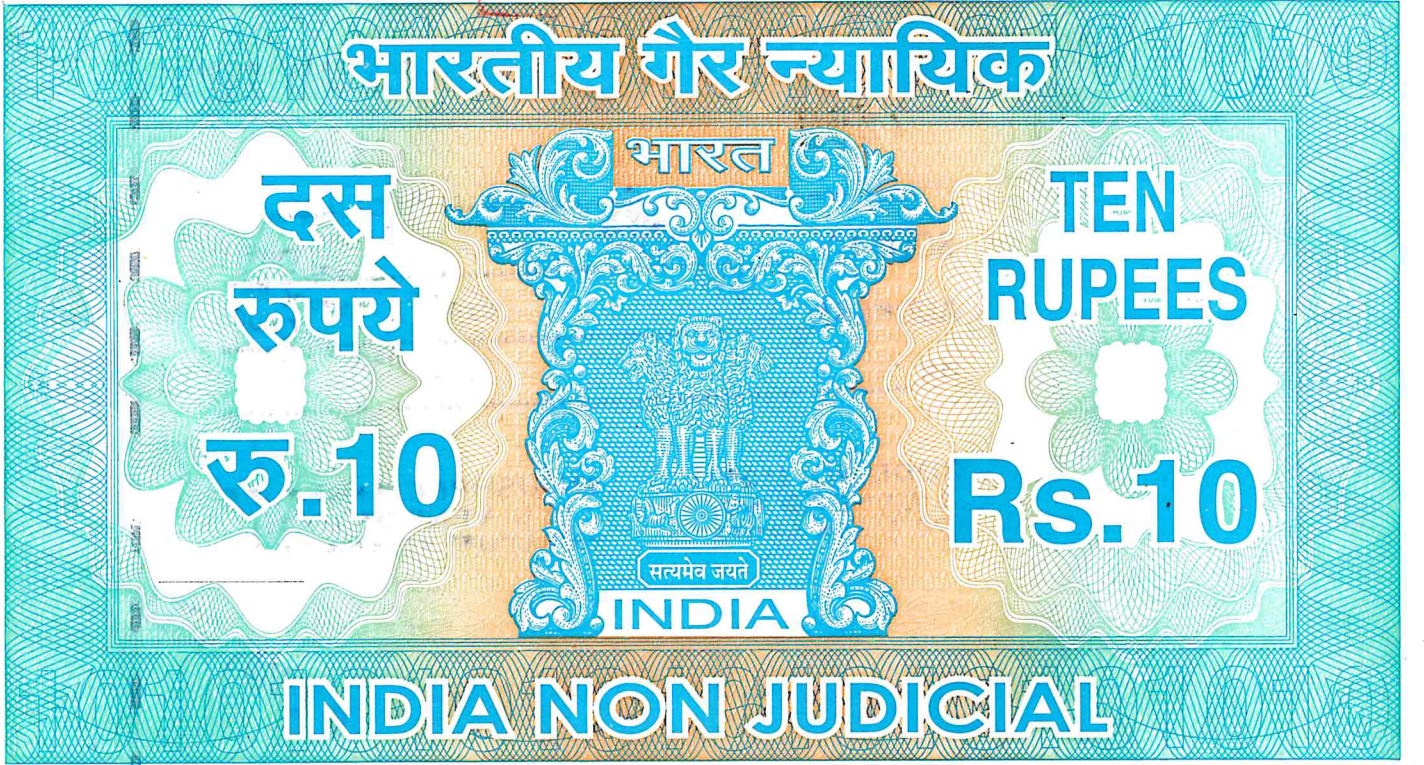


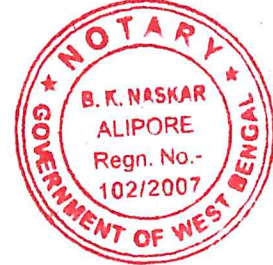
SL No. T. 28...2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

82AB 019461

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT



### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sumit Agarwal, director of Ms. Regent Hirise Private Limited having its registered office at 52/1 Shakespeare Sarani, Kolkata – 700017 (previously at 207 A.J.C. Bose Road, Kolkata – 700017), the promoter of the proposed project.

I, Sumit Agarwal, son of Mr. Nawal Kishore Agarwal, residing at 66-Amalansu Sen Road, Abhilasha, 3<sup>rd</sup> Floor, Flat – 3D, North 24 Parganas, Pin – 700048, director of the proposed project 'Unimark Riviera Phase – III' at the portion of the Municipal Premises Nos. 20 and 22 B Grand Trunk Road, within Ward No. 9 of Uttarpara Kotrung Municipality, Police Station Uttarpara, District Sub-Registration Serampore, District Hooghly, Pin - 712232 in the state of West Bengal, do hereby solemnly declare, undertake and state as under:

- 1) That the landowners namely Malay Kumar Banerjee, Sanjay Banerjee and Ajay Banerjee 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 agreement between such owners and the promoter for development of the real estate project is enclosed herewith.



12 MAY 2023

02 MAY 2023

7598

NO.....DATE.....  
 SOLD TO.....  
 ADDRESS.....  
 RS.....

02 MAY 2023

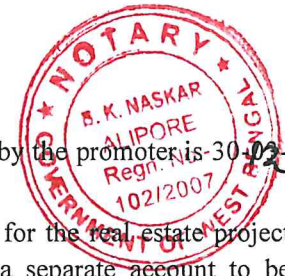
Pradip Kumar Das  
Advocate  
Calcutta High Court

CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

ANJUSHREE BANERJEE  
L. S. VENDOR (O.S.)  
HIGH COURT, KOLKATA-700 001

02 MAY 2023

- 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 is ~~30-02-2028~~. (30-12-2028)
- 4) That seventy per cent of the amounts realised by the 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 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 promoter shall take all the pending approvals (if any) on time, from the competent authorities.
- 9) That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.



Sumit Agarwal

Sumit Agarwal

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 12<sup>th</sup> day of May 2023.



L.T.I. (a) Signature (a) of the  
Executive granted by me on Identification

*B.K. NASKAR*

**B. K. NASKAR**  
Notary, Alipore  
Govt. of West Bengal, Regn. No.- 102/2007  
Alipore Police Court  
Kolkata- 700027

Sumit Agarwal

Deponent

IDENTIFIED BY ME

Advocate/ Clerk / Any Person

*Nabakumar Mukhopadhyay*  
Advocate  
Alipore Police Court  
Enr. No.-WB/2037/1999

12 MAY 2023