



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL



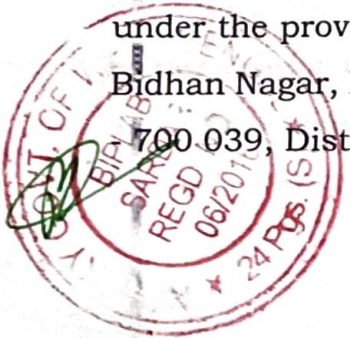
FORM 'B'

[See rule 3(2)]

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 SANJIB DAS son of Late Sankar Chandra Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Block: E-6, Tagore Park, Post Office -Tiljala, Police Station-Tiljala now Kasba, Kolkata - 700 039, District South 24 Parganas, West Bengal being the Partner and authorised representative of M/S. UNIQUE BUILDERS (PAN: AAFU0528E) a Partnership Firm, duly incorporated under the provision of Indian partnership Act 1932 having its office at 61, Bidhan Nagar, Post Office -Tiljala, Police Station-Tiljala now Kasba, Kolkata 700.039, District South 24 Parganas, West Bengal.

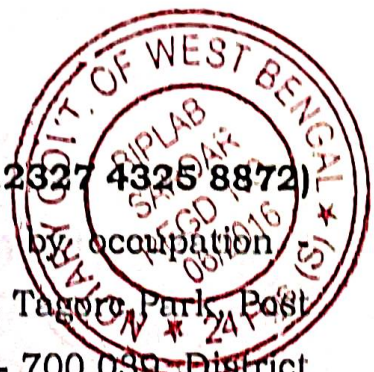


UNIQUE BUILDERS

Sanjib Das

Partners

01 NOV 2023



1. I, **SANJIB DAS (PAN: AEXPD1728D) (Aadhaar No.2327 4325 8872)** son of Late Sankar Chandra Das, by faith - Hindu, by occupation Business, by Nationality - Indian, residing at Block: E-6, Tagore Park, Post Office -Tiljala, Police Station-Tiljala now Kasba, Kolkata - 700 039, District South 24 Parganas, of the proposed project/duly authorized by the promoters of the said project do hereby solemnly declare and undertake and state as follows:

2. That **SRI PRODYUT PAUL (PAN: ALUPP1064C) (Aadhaar No.8481 5064 3821)** son of Late Biswanath Paul, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at 1H/1B, Kustia Road, First Floor, Post Office -Tiljala, Police Station-Tiljala now Kasba, Kolkata - 700 039, District South 24 Parganas, West Bengal.

2. SRI SANJIB DAS (PAN: AEXPD1728D) (Aadhaar No.2327 4325 8872) son of Late Sankar Chandra Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Block: E-6, Tagore Park, Post Office -Tiljala, Police Station-Tiljala now Kasba, Kolkata - 700 039, District South 24 Parganas, West Bengal and **3. SRI SUVENDU BERA (PAN: AFPPB1806F) (Aadhaar No.6718 5669 1725)** son of Late Pulin Chandra Bera, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 128/1A, Picnic Garden Road, Post Office -Tiljala, Police Station-Tiljala now Kasba, Kolkata - 700 039, District South 24 Parganas, West Bengal, 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 owner and promoter for development of the real estate project is enclosed herewith.

- 3. That the said land is free from all encumbrances.
- 4. That the time period within which the project shall be completed by us/promoter is 30.10.2027.
- 5. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be

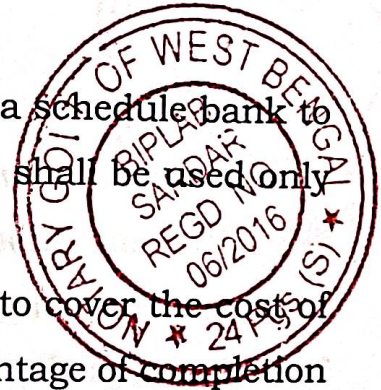
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deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.



6. That, the amounts from the separate account to cover the cost of the project shall be Within in proportion to the percentage of completion of the project.

7. 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 proportion to the percentage of completion of the project.

8. 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 statement of accounts duly certified and signed by such chartered accountant and 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.

9. That, we/promoter shall take all the pending approvals on time from the competent authorities.

10. That, we promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. 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.

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Sanjit Das

Deponent

Partners

Identified by

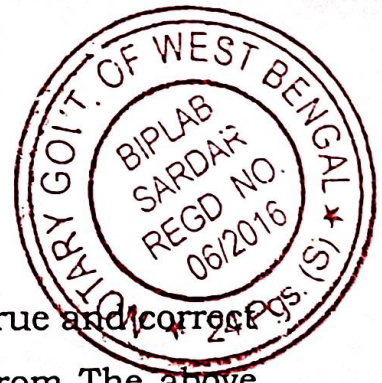
Rajib Chelsh

Advocate.

F/2190/2005/19

Verification

01 NOV 2023



The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom The above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything found wrong, I shall remain guilty for the same.

UNIQUE BUILDERS
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Deponent
rtners

Verified by me at Kolkata on
this Day of October, 2023

Identified By Me

Rajib Chandra

Advocate
F1210012005/19



Signature (S) Attested
On this
BIPLAB SARDAR, NOTARY
Regd No - 06-2016
Govt of W Bengal

01 NOV 2023