

SL. No.....52/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

33AA 524806

BEFORE THE NOTARY PUBLIC  
GOVT OF WEST BENGAL

### AFFIDAVIT CUM DECLARATION



I, 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 UNIQUE BUILDERS (PAN- AAXFB7226N) , a partnership firm duly constituted under the Indian Partnership Act, 1932 and having principal place of business at 61, Bidhan Nagar, Post Office - Tiljala, Police Station-Tiljala now Kasba, Kolkata - 700 039, District South 24 Parganas, West Bengal do hereby solemnly declare undertake and state

as under:

1. That I undertake that we shall abide by all the Rules and Regulations/Provisions of contained in section 17 of the Real Estate (Regulation & Development) Act, 2016, read with Clause (n) of section 2 relating to the common area.

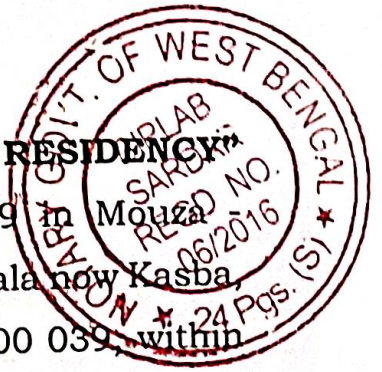
UNIQUE BUILDERS

Sanjib Das

Partners

01 NOV 2023



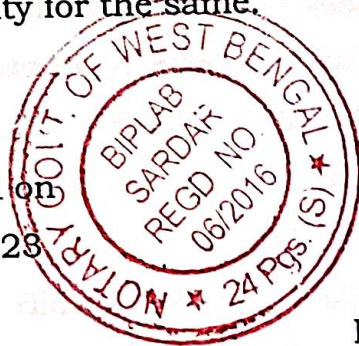


2. That the common area of the Project namely **“UNIQUE RESIDENCY”** situated at R.S. Dag No.239 under R.S. Khatian No. 159 in Mouza Laskarhat, J.L. No. 11, Post office- Tiljala, Police Station- Tiljala now Kasba, being Municipal Premises No.1821, Laskarhat, Kolkata - 700 039, within the local limits of the Kolkata Municipal Corporation under Ward No. 107, District 24 Parganas, In the state of West Bengal shall never be used in any manner at any point of time by the Developer.

3. That the common areas as defined in section 2(n) of the Act shall always be free for use of the Flat owners of the Projects and no construction and/or any kind of obstruction shall be made on common areas.

4. 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.

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



Deponent

Identified By Me

**UNIQUE BUILDERS**

*Sanjay Kumar*

Partners

*Ranab Ghosh*

Advocate

F12100/2005/19

Signature (S) Attested  
On this date

*[Signature]*  
**BIPLAB SARDAR, NOTARY**  
Regd No - 06/2016  
Govt of W Bengal

**01 NOV 2023**