

पश्चिम बंगाल WEST BENGAL

82AB 634122



## BEFORE THE NOTARY PUBLIC AT HOWRAH DECLARATION

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MD. SHAHID, son of Late Md. Hanif, by faith- Muslim, by occupation- Business, residing at 'Maa Sitala Apartment', Andul Road, Village & P.O. Podrah (D.S. Lane), P.S. Sankrail, District- Howrah, Pin- 711109 on behalf of the Proprietorship firm UNIQUE CONSTRUCTION, having it's office at 1, Michel Madhusudan Sarani, Ground floor, P.O. Khidderpore, Kolkata- 700023,

UNIQUE CONSTRUCTION

M. S. Lehrol

Proprietor

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Manikial Chakraborty Advocate Judges' Court Howrah F-910/2004, M-9432472888

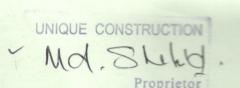
and onan or used only for that purpose.

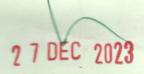
11175 ( SAS8 / DECLARATION parter of Audul Road, Village & P.O. Podrah (D.S. Land) il District. Howinh, Pin-711109 on behalf of the Proprietorship

TAY SADAR \* L

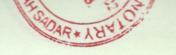
promoter of the proposed project 'UNIQUE FOUNTAIN -3' comprised within Mouza- Shibpur, J.L. No. 1, Sheet No. 82, R.S. Dag No. 70, R.S. Khatian No. 57, under H.M.C. Holding No. 73, Bangal Para 2nd Bye Lane at present 73/3, Bangal Para 2nd Bye Lane, within H.M.C. Ward No. 41, within P.S. Old- Shibpur, New-A.J.C. Bose B.Garden, District- Howrah, Pin- 711109, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

- 1. That DR. SUKHENDU BIKASH MISHRA, son of Arun Chandra Mishra, by faith- Hindu, by occupation- Doctor, by Nationality- Indian, residing at 63/8, Andul 1<sup>st</sup> Bye Lane, P.O. D.S. Lane, Police Station- Old- Shibpur, at present A.J.C. Bose B.Garden Police Station, District- Howrah, Pin- 711109 have/has a legal title to the land on which the development of the project is proposed 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 me/promoter is 31/12/2025.
- 4. That seventy per cent of the amounts realized by me/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





Maniklal Chakraborty
Advocate
Judges' Court Howrah
F-910/2004, M-9432472888



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 I / 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.

That Upromoter shall take all the pending approvals on time, from the competent authorities.

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

10.

11. That I/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.

Deponent

Proprietor

UNIQUE CONSTRUCTION

Maniklal Chakraborty

Advocate

Judges' Court Howrah

F-910/2084 M-9432477899

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## **VERIFICATION**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Howrah on this 27th day of December, 2023

UNIQUE CONSTRUCTION Proprietor

Deponent

Identified by me

Advocate

Maniklal Chakraborty
Advocate
Judges Court Howrah
F-910/2004, M-9432472888

2. Bacaspantings
Notary Howrah Sadar
Red No. 58/2002