

SL. No. 13071 Dt. 27/12/23

भारतीय गैर न्यायिक

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Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল 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

Md. Shahid

Proprietor

27 DEC 2023

Maniklal Chakraborty  
Advocate  
Judges' Court Howrah  
F-910/2004, M-9432472880

নামক নং..... ৪৫৫৬ তারিখ..... ২৭/১২/২৩  
 ক্রেতার নাম..... Unique Construction  
 ঠিকানা..... Heer  
 মূল্য..... n

সেক্ত মেডিক  
 স্ট্যাম্প জেতার  
 নামের প্রমাণ



Registrar of Companies  
 Kolkata  
 West Bengal

27 DEC 2023

SAH SADAR \* K

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

UNIQUE CONSTRUCTION

✓ Md. Sukhendu  
Proprietor

27 DEC 2023

Maniklal Chakraborty  
Advocate  
Judges' Court Howrah  
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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.
8. That I/promoter 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.

UNIQUE CONSTRUCTION  
Md. Sheikh  
Proprietor  
Deponent

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

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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 27<sup>th</sup> day of December, 2023

UNIQUE CONSTRUCTION  
*Md. Shekhar*  
Proprietor

Deponent

Identified by me

*Maniklal Chakraborty*

Advocate

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

IN IDENTIFICATION OF THE  
ADVOCATE SIGNATURE IS  
ATTESTED

*R. Banerjee*  
**R. Banerjee**  
Notary Howrah Sadar  
Regd No. 58/2002

**27 DEC 2023**