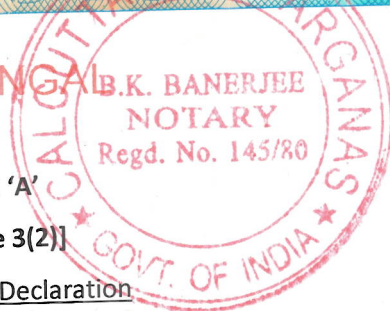




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL B.K. BANERJEE 27AB 917125



FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s Unimarkmirania Projects LLP having its registered office at 207 A J C Bose Road, Kolkata - 700017, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its board resolution dated 01/09/2018.

We do hereby solemnly declare, undertake and state as under:

1. That the owners namely 1) Kishan Agarwal Alias Kishan Mirania Agarwal, 2) Bishan Agarwal Alias Bishan Mirania Agarwal, 3) Khagesh Mirania Agarwal, 4) Seema Mirania Alias Seema Mirania Agarwal, 5) Sarita Mirania Alias Sarita Mirania Agarwal, 6) Nidhi Mirania Alias Nidhi Mirania Agarwal, 7) Kishan Mirania Agarwal HUF, 8) Mannalal Surekha Trust, 9) Daffodil Homes Private Limited, 10) K. B. Dealers Private Limited, 11) B. M. Dealers Private Limited, 12) K. K. Commodities Private Limited, 13) Lily Residency Private Limited, 14) BMA Merchandise Private Limited, 15) B.K. Merchantile Private Limited, 16) Levoc Finance Private Limited, 17) KMA Commodities Private Limited, 18) S. M. A. Merchandise Private Limited, 19) K. M. Dealers Private Limited, 20) Freshbyte Buildtech Private Limited, 21) Sudsar Buildspace LLP, 22) Gruhavikas Highrise Private Limited, 23) Glowing Fern Hirise LLP have a legal title to the land at the premises No. 266, Garagachha, Rajpur Sonarpur, Ward No. - 1, Mouza - Garagachha, P.S. -

HIMAL KUMAR BANERJEE
NOTARY
C.M.M.'s Court Campus
2 Bankshall Street

[Handwritten signatures]

Serial No. 52137
Name.....
Address.....
71, Park Street, (Floor No.-14)
Kolkata-700 016

Unimarkmiranda Projects LLP
207, A.J.C. Bose Road,
Kolkata - 700 017

1 OCT 2018

Date.....

Licensed Stamp Vendor
Srijit Sarkar

Sonarpur, District – South 24 Parganas, West Bengal 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 promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances except mortgage with LIC Housing Finance Ltd towards Project Financing .
3. That the time period within which the project shall be completed by the promoter is 31-12-2023
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, that the 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.



BIMAL KUMAR BANERJEA
NOTARY
C.M.M.'s Court Campus

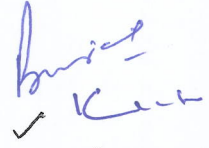
Deponent

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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

Verify by me at Kolkata on this 4th day of December, 2018



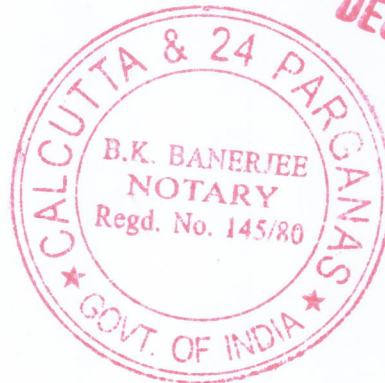
Deponent

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION



B. K. BANERJEA
NOTARY

21 DEC 2018



BIMAL KUMAR BANERJEA
NOTARY
C.M.M.'s Court Campus
2, Bankshall Street
Kolkata-700 001

UTPAL SEN CHOWDHURY
Advocate
Metropolitan, Magistrates' Court
Kolkata