

123 Dated 28/1/2020.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

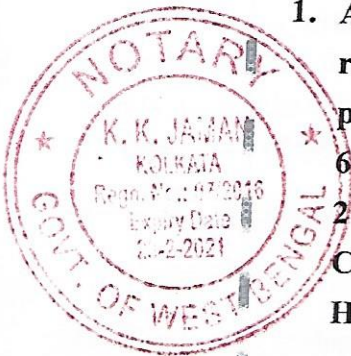
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BEFORE THE NOTARY
KOLKATA-700 027



Affidavit cum Declaration

1. Affidavit cum Declaration of M/S.UNIQUE CONSTRUCTION (hereinafter referred to as Partnership firm) a Partnership firm, Promoter of the ongoing project, lying and situated at Mouza Muradpur, J.L, 13, L.R.DAG No, 682, 683, L.R. Khatian no. 6279, R.S. DAG No. 519,508,509, R.S. Khatian no. 27,Touzi no. 74-77, 82, within the local ambit of KOLKATA MUNICIPAL CORPORATION, under Ward no. 122, Br. XIII P.O. Barisha, P.s. Haridevpur, Pin code 700 008, in the District South 24 Parganas.



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28 JAN 2020

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No. _____ Date _____

Name: - K. P. MAJUMDER
Address: - Advocate, High Court, Cal.

Vendor: - _____

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarami
Kolkata-700 001

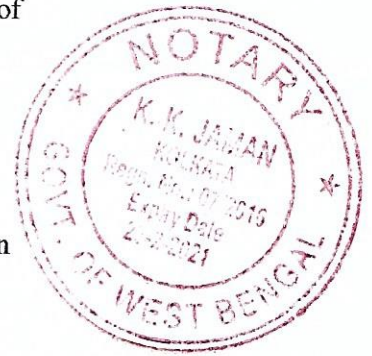
M/s. UNIQUE CONSTRUCTION (represented by its Partners, Tanusree Roy, Sabita Ghosh, Mitali Das, Bapi Pal), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

- 2 That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with Mr. Probodh Kumar Ghosh S/O Late Dhanapati Ghosh.

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owner and the Partnership Firm for development of the real estate project are 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 the Partnership Firm within the date of 20th.December of 2021.
5. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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.
6. 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.
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 is in proportion to the percentage of completion of the project.
8. That the Partnership Firm 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.
9. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities
10. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the Partnership Firm shall not discriminate against any allottee or allottees at the allotment of any apartment, plot or building, as the case may be, on any grounds.



UNIQUE CONSTRUCTION
Sabita Ghosh
PARTNER

28 JAN 2020

We, Sabita Ghosh, wife of Abhijit Ghosh, by nationality Indian, by occupation business, residing at 6/1 Hem Chandra mukherjee Road. P.O. Barisha. P.s. Haridevpur. In the district of South 24 pgs. Kolkata – 700 008,
and

Tanusree Roy, wife of Goutam Roy, by nationality Indian, by occupation business, residing at 50/4/4 Hem Chandra mukherjee Road. P.O. Barisha. P.s. Haridevpur. In the district of South 24 pgs. Kolkata – 700 008,
and

Mitali Das, wife of Goutam Das, by nationality Indian, by occupation business, residing at 117R, D.H. ROAD, P.O. Barisha. P.s. Thakurpukur. In the district of South 24 pgs. Kolkata – 700 008,
and

Bapi pal, son of Late Bijoy Krishna Paul, by nationality Indian, by occupation business, residing at 7 Palli Mongol Colony P.O. and P.s. Thakurpukur. In the district of South 24 pgs. Kolkata – 700 063.

solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of our knowledge and belief and no material fact has been concealed.

For M/S UNIQUE CONSTRUCTION

UNIQUE CONSTRUCTION
Sabita Ghosh
(Partner) PARTNER

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by our therefrom.

Verified by me at Kolkata on this 28th day of January, 2020

UNIQUE CONSTRUCTION
Sabita Ghosh
(Partner) PARTNER

Solemnly affirmed before me on this 28th Day of January, 2020 at Kolkata.



(NOTARY)

Signature attested
in identification

Kujin
Kazi Khairuljaman
Notary, Govt. of West Bengal
Regn. No. 07/2016
Kolkata

IDENTIFIED BY ME
Narish Chatterjee
Advocate
Alipore Police Court
WB/21/1974

28 JAN 2020