

S.L No. 31/dt 4th Sept of 2008

MADHU CHHANDA BHATTACHARYYA
NOTARY

Residential Address :
15C, Crematorium St.
KOLKATA - 700 014
T : 2284-2388 (Res.)

Govt. of West Bengal
Registration No. : 88/07
Office : SEALDAH COURT
Room No. : 101 (1st Floor)

Chamber :
18-B, Crematorium St.
KOLKATA - 700 014
Mobile : 98319-84293

Notarial Certificate

TO ALL MEN THESE PRESENTS SHALL COME, I SAID MADHU CHHANDA BHATTACHARYYA appointed by the government of West Bengal as NOTARY being authorized to practice as such the District of KOLKATA in the State of West Bengal within union of India, do hereby verify, authenticate, certify, attest as under the execution of the instrument, do hereby declare that the paper writing collectively marked 'A' appeared hereto, hereinafter called the paper WRITINGS 'A' are presented before me by the Executant(s)

Mr. Santosh Choudhary
Mr. Sanjay Agarwal
Sr. Mrs. Nawal Kishor Agarwal
of 4/1/28, Haraprasad
Jay Veda
N.B - 700071

M. C. BHATTACHARYYA
NOTARY
Govt of W.B.
Reg. No - 88/07
KOLKATA

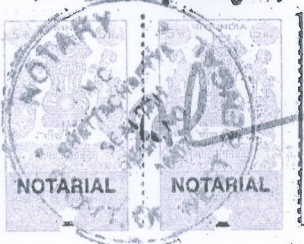
04 SEP 2018

having after referred to as the "executant(s)" on this, the 4th day of September Two thousand 08

The executant(s) having admitted the execution of the "WRITINGS 'A'" in respective hand(s) in the presence of the witness, who at such, subscribe(s) Signature(s) thereon, and being satisfied as to the identity of the Executant(s) and the said execution of the "WRITINGS 'A'" and satisfy that the said execution is in the respective hand(s) of the executant(s)

AN ACT WHEREOF being required of a NOTARY, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE, to serve and avail as used and occasion shall or may require.

Notarial Stamp on original,



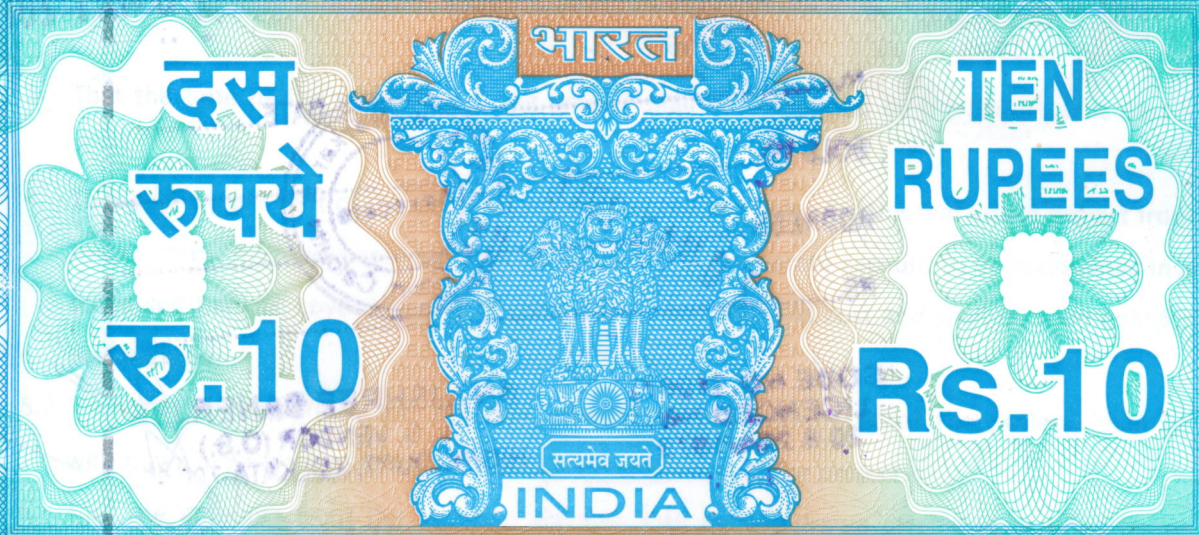
IN FAITH AND TESTIMONY WHEREOF I, the said NOTARY, have herunto set and subscribed my hand and affix my Notarial seal of office at Sealdah Court at Sealdah in the Dist. at Kolkata on this the 4th day of September two thousand 08

al
MADHU CHHANDA BHATTACHARYYA
NOTARY

04 SEP 2018

04 SEP 2018

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sumit Agarwal, son of Mr. Nawal Kishore Agarwal, residing at 4/1/2B, Hara Prasad Dey Lane, Barabazar H.O. Kolkata – West Bengal - 700007, director of M/s Unimark Realty Private Limited having its registered office at First Floor, 204 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.

I, Sumit Agarwal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the owners namely Rana Das and Lachmi Dey have a legal title to the land at the premises No. 174/8 Netaji Subhas Chandra Bose Road, Kolkata – 700 040, 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.

M.C. BHATTACHARYYA
NOTARY
Govt. of W.B.
Regn. No. 88/07

Sumit Agarwal

20 MAY 2017

14226

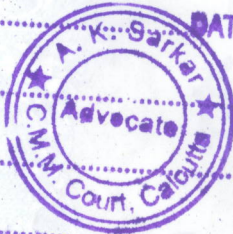
NO. _____ DATE _____

SOLD TO _____

ADDRESS _____

RS. _____

20 MAY 2017



CODE NO. (1087)
LICENCED NO.
20 & 20A/1073

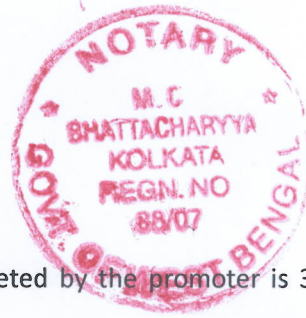
ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

20 MAY 2017



...of Mr. Sumit Agarwal, son of Mr. Nawal Kishore Agarwal, residing at 41/12B,
...Bachchan H.O. Kolkata - West Bengal - 700007, director of M/s Unimark Realty
Private Ltd. having its registered office at First Floor, 504 A J C Bose Road, Kolkata - 700017,
promoter of the proposed project, authorized by the promoter of the proposed project, vide its
board resolution dated 01.04.2017,
...A promoter of a project is to be held liable for the project which declares
...state as under:
...the owner namely, ... and ... of the project, ...
... project is to be ...
... copy of the
... and promoter for development of the ... project is
...
... is free from all encumbrances.

M. C. BHATTACHARYA
20



3. That the time period within which the project shall be completed by the promoter is 31-12-2019.
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.

Sunit Agarwal
Deponent

Verification

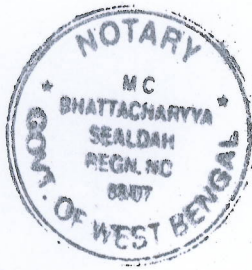
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verify by me at Kolkata on this 3rd day of September, 2018

M.C. BHATTACHARYYA
NOTARY
Govt. of W.B.
Regn. No. - 88/07
KOLKATA

Sunit Agarwal
Deponent

MADHU CHHANDA BHATTACHARYYA
88/07 (Regn. No.)



04 SEP 2018

THE DAY OF 20

**PAPER WRITINGS 'A'
&
THE RELATED
NOTARIAL CERTIFICATE**

M. C. BHATTACHARYYA
NOTARY
Govt. of W.B.
Regn. No - 88/07
KOLKATA

04 SEP 2018



M.C. Bhattacharyya
MADHU CHHANDA BHATTACHARYYA
B.A., L.L.B., Advocate

NOTARY

Govt. of West Bengal
Registration No. : 88/07

SEALDAH COURT

ROOM NO. : 101
KOLKATA - 700 014

Residential Address :
15C, Crematorium Street,
KOLKATA - 700 014.
Phone : 2284-2388 (Resl.)
(Court) 2350-2105 / 64171103
Mobile : 98319-94293

Chamber :
18-B, Crematorium Street,
KOLKATA - 700 014