



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'A'

[See rule 3(2)]

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 Pvt Ltd 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 1) Candice Towers Pvt.Ltd, 2) Rogelio Construction Pvt.Ltd, 3) Solana Construction Pvt.Ltd, 4) Solana Plaza Pvt.Ltd, 5) Solana Promoters Pvt.Ltd, 6) Tejas Enclave Pvt.Ltd, 7) Ximen Construction Pvt.Ltd, 8) Ximen Enclave Pvt.Ltd, 9) Ximen Towers Pvt.Ltd, 10) Arumita Saha(Roy), 11) Sachindranath Ghosh, 12) Suruchi Mishra, 13) Dr Ashraf Ali, 14) Santibrata Halder, 15) Chandana Paul, 16) Sanjib Kumar Saha, 17) Swapna Das Gupta, 18) Bithika Biswas, 19) Subrata Sen, 20) Subhankar Chakraborty, 21) Ratnadeep Paul, 22) Ashis Dhar, 23) Swapna Dhar, 24) Gouri Debnath, 25) Rupanjali Nag, 26) Indra Kumar Nag, 27) Pranab Paul, 28) Md. Hanif, 29) Nirmal Kumar Ray, 30) Lucky Biswas, 31) Nupur Biswas, 32) Ujjwal

PIMAL KUMAR BANERJEE
NOTARY
G.M.M.'s Court Campus
2, Bankshall Street
Kolkata-700 007

Sumit Agarwal

30 OCT 2018

Serial No. 52124
Name
Address 71, Park Street, (Room No.-14)
Kolkata-700 019

Unimark Realty Pvt. Ltd.
204, AJC Bose Rd.
KOL- 17

10.1 OCT 2018 Date
Licensed Stamp Vendor
Srijit Sarkar



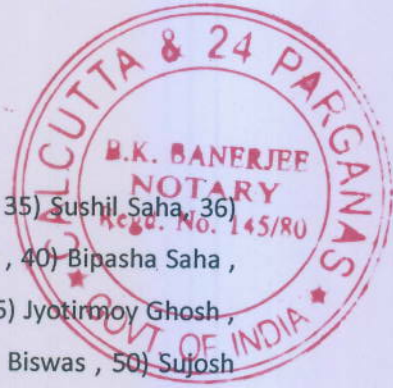
WEST BENGAL

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[See rule 3(2)]

Advertisement

Advertisement text, partially mirrored and faint, mentioning project details and dates.

10 OCT 2018
KOLKATA



Gangopadhyay, 33) Nandita Gangopadhyay (Roy), 34) Subhajit Chatterjee, 35) Sushil Saha, 36) Ashish Bhowmick, 37) Dipak Majumdar, 38) Sharmila Paul, 39) Jhuma dey, 40) Bipasha Saha, 41) Binita Banerjee, 42) Litu Dhar, 43) Ranatosh Dhar, 44) Mithu Basu, 45) Jyotirmoy Ghosh, 46) Ashok Kr. Biswas, 47) Debaprasad Roy, 48) Abdul Jabbar, 49) Shipra Biswas, 50) Sujosh Biswas, 51) Gopal Biswas, 52) Anup Kr. Roy Chowdhury, 53) Smt. Rita Ghoshal, 54) Swapna Mallick, 55) Banani Biswas, 56) Chittaranjan Basak, 57) Md Mehabub Ali, 58) Dhiraj Mohan Ganguly, 59) Rita Ganguly, 60) Bimal Kr. Dey, 61) Baby Dey, 62) Anima Sarkar, 63) Rajib Sarkar, 64) Tridib Sarkar, 65) Kabita Saha, 66) Khokan Saha, 67) Madhumita Sarkar, 68) Runu Paul, 69) Kaushik Basu, 70) Rama Basu, 71) Runa Das, 72) Ranajit Kr. Das, 73) Anish Mahipal, 74) Shweta Mahipal, 75) Somnath Deb, 76) Babita Rani Deb have a legal title to the land at the premises No. 49/39, Jessore Road (East), North 24 Parganas, Kolkata - 700 124 on which the development of the proposed project is to be carried out.

AND

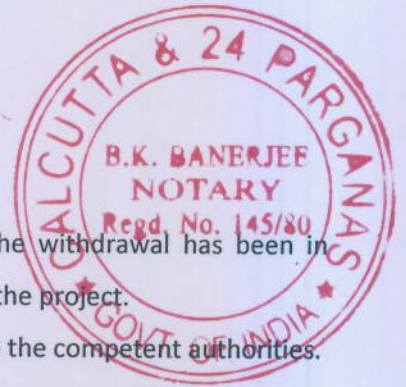
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

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 31-12-2024
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

Sunit Agarwal

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Kolkata-700 00*

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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 12th day of October, 2018

Sunit Agarwal
Deponent

RIMAL KUMAR BANERJEA
NOTARY
C.M.M.'s Court Campus
2, Bankshall Street
Kolkata-700 007

Identified by me
[Signature]
Arun Kr. Sarkar
C.M.M.'s Court
Kolkata

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
B. K. BANERJEA
NOTARY

30 OCT 2018