

पश्चिम बंगाल WEST BENGAL

25AB 619720

BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

FORM 'A'
 [See rule 3(2)]
Declaration

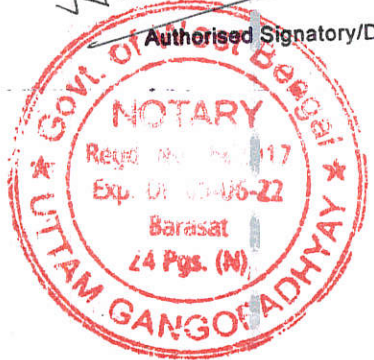
Declaration of Mr. Ramesh Chandra son of Late Ram Chand Mansharamani duly authorized by the promoter of the project, vide its Board Resolution dated-07/09/2018;

I, Ramesh Chandra son of Late Ram Chand Mansharamani, aged about- 79 years, working as Chairman in the project namely Bengal Unitech Universal Infrastructure Private Limited, having CIN: U45201DL1996PTC080900, having its office at Uniworld City, Horizons Tower 7, Unit Nos. 001 & 002, Action Area III, Major Arterial Road, P.S-New Town, Rajarhat, Kolkata 700 160 duly authorized by the promoter of the

project do hereby solemnly declare, undertake and state as under:
 For **BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PVT. LTD.**

RCh

Authorised Signatory/Director



Sl. No. 404 of 2019
 Date 1 JAN 2019

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ক্রেতার নাম

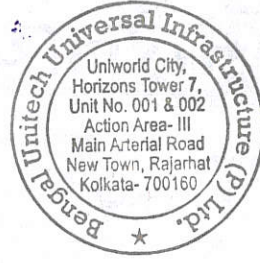
স্ট্যাম্প ভেদার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এর অধীন

মোট স্ট্যাম্প ক্রয় তাং

চালান নং.....মোট কত টাকা খরিদ

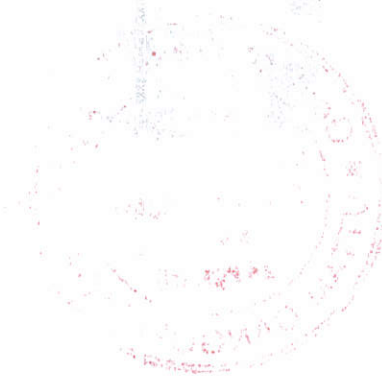
টভারী বারাকপুর ভেদার-মিতা দত্ত



14 NOV 2018

998000

INSTRUMENT NO. 101/2018
REGISTERED AT THE OFFICE OF THE
REGISTERED ASSISTANT COMMISSIONER



14 NOV 2018
101/2018



1. That the promoter has legal title to the land on which the development of the project is proposed/ is to be carried out.
2. That the entirety of land including buildings thereon admeasuring about 98.33 Acres is encumbered/mortgaged/charged with the J.M Financial Asset Reconstruction Company Limited [formerly known as J.M Financial Asset Reconstruction Company private Limited] having CIN: U6719MH2007PLC174287, having its registered office at 7th floor, Energy, Appasaheb Marathe Marg, Prabhadevi, Mumbai-400 025. The detail of the property is enumerated herein below.

- a) ALL THAT piece and parcel of land measuring about **9.80 acres** (39659.2 sq.mts)] be the same or little more or less being plot no. AA-III/BLK-2/3 in Street No.24 in MAR (East West) 59 mts wide road respectively situated in New Town, P.S Rajarhat, Dist- North 24 Paraganas, presently in the Panchayat Area.

Premises No. AA-III/BLK-2/3, butted and bounded as follows:

ON THE NORTH: Plot No. AAIII/BLK- 2 and Plot No. AAIII/BLK- 1

ON THE SOUTH: MAR East-West) 59 mts wide road and Plot AAIII/BLK-2

ON THE EAST: Plot No. AAIII/BLK- 2

ON THE WEST: Plot No. AAIII/BLK- 1

- b) ALL THAT piece and parcel of land measuring about **5.70 acres** (23070 sqmts) be the same or little more or less being plot no. AA-III/BLK-2/4 in MAR (East West) 59 mts wide road respectively situated in New Town, P.S Rajarhat, Dist- North 24 Paraganas, presently in the Panchayat Area.

Premises No. AA-III/BLK-2/4, butted and bounded as follows:

ON THE NORTH: Plot No. AAIII/BLK- 2/3

ON THE SOUTH: MAR East-West) 59 mts wide road

ON THE EAST: Plot No. AAIII/BLK- 2

ON THE WEST: Plot No. AAIII/BLK- 2/3

- c) ALL THAT piece and parcel of land measuring about **15.97 acres** (64630.6 sqmts) be the same or little more or less being plot no. AA-III/BLK-2/5 in MAR (East West) 59 mts wide road respectively situated in New Town, P.S Rajarhat, Dist- North 24 Paraganas, presently in the Panchayat Area

Premises No. AA-III/BLK-2/5, butted and bounded as follows:

ON THE NORTH: 10mts wide Road along Bagjola Canal.

ON THE SOUTH: Plot No. AAIII/BLK- 2 and MAR East-West) 59 mts wide road

ON THE EAST: Peripheral canal

ON THE WEST: Plot No. AAIII/BLK- 2/2 & AAIII/BLK- 2/1.



For **BENGAL UNITECH UNIVERSITY**
INFRASTRUCTURE PVT. LTD.

Authorized Signatory/Director

- d) ALL THAT piece and parcel of land measuring about 20.02 acres (81034.78 sqmts) be the same or little more or less being plot no. AA-III/BLK-2/6 in Street No.3333 in AA-III situated in New Town, P.S New Town (Ertwhile Rajarhat), Dist- North 24 Paraganas, presently in the Panchayat Area falling within Mouza- Patharghata, J.L. 36 under Patharghata Gram Panchayat butted and bounded as follows:

Premises No. AA-III/BLK-2/6, butted and bounded as follows:

ON THE NORTH: Plot No. AAIII/BLK- 2/1, AAIII/BLK- 1, AAIII/BLK- 2/3, AAIII/BLK- 2/4.

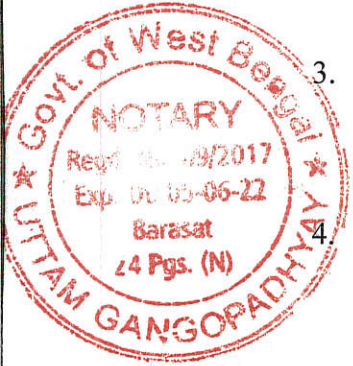
ON THE SOUTH: 10M wide road

ON THE EAST: Plot No. AAIII/BLK- 2/5 and 10M wide road

ON THE WEST: Plot No. AAIII/BLK- 2/3, AAIII/BLK- 2/4 and street No. 333(69M wide) MAR (East-West)

Deed Details with Plot Numbers & Area for Fresco Tower No. 3, 4, 7 to 9

Sl No.	Plot No (Previous)	Plot No (Present)	Part/Full	Deed No.	Area (In Acres)
1	AA-III / BLK - 2/3	IIIB/2	Part	0843/2007	9.80
2	AA-III / BLK - 2/4	IIIB/2	Part	1517/2007	5.70
3	AA-III / BLK - 2/5	IIIB/2	Part	2554/2007	15.970
4	AA-III / BLK - 2/6	IIIB/2	Part	5956/2007	20.02
				Total=	51.49



3. That the time period within which the project shall be completed by promoter is 31/12/2023.

4. That seventy per cent of the amounts realized 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

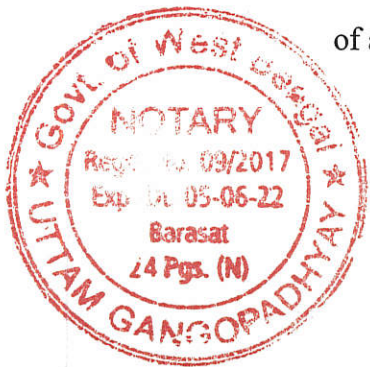
For BENGAL UNITECH UNIVERSAL
INFRASTRUCTURE PVT. LTD.

[Signature]

Authorised Signatory/Dir.

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.

- 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.



For BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PVT. LTD

[Signature]

..... Authorised Signatory/Director

Deponent

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 Kolkata on this 21st Day of January 2019

[Signature]

For BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PVT. LTD

[Signature]

..... Authorised Signatory/Director

Identified by me

[Signature]
Advocate 21/01/19

CHECKED BY
[Signature]
NOTARY CLERK

Attested
[Signature]
Uttam Gangopadhyay
NOTARY (W.B.) 21/01/19
Dist. Judges Court, Barasat
North 24 Parganas, 700124
Regd. No. 09/2017

12 1 JAN 2019

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