

Advocate S. K. Mitra (Regd. No. 7/94)
Howrah, West Bengal, India

Place : 15, Sita Nath Bose Lane,
Salkia, Howrah - 711 101
& Howrah Court

Date 21 OCT 2020

NOTARIAL CERTIFICATE
(PURSUANT TO SEC. 8 OF THE NOTARIES ACT. 1952)
(ACT. 53 OF 1952)

TO ALL TO WHOM THESE PRESENTS shall come I, S. K. Mitra duly appointed by the Governor of W. Bengal to practice as a NOTARY PUBLIC do hereby verify, authenticate certify, attest as under the execution of the instrument annexed here unto collectively marked 'A' on its being executed, admitted and identified by the respective signatories as to matters contained therein, presented before me by the executant (s) his / her Ld. Lawyer and / or his / her representative (s) Sri/ Smt. Rabin Mr. Harmanar and others.

Accordingly, this is to certify authenticate and attest that the annexed instrument "A" is the Affidavit / Partnership Deed/ Power of Attorney/Agreement /will / Declaration/Bond/executed on 21.10.2020 by / Sri/Smt Mr. Saqib & others. Prima facie the annexed Instrument "A" appears to be in the usual procedure to serve and avail as needs or occasions shall or may require for the same and it contains 1 to 3 Pages

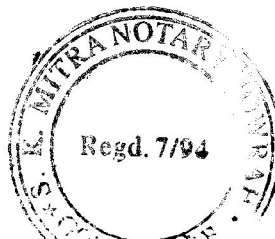
INFAITH AND TESTIMONY WHEREOF being required for NOTARY I, the Said Notary do hereby subscribe my hand and affix my Seal of office at Howrah on this the 21st

day of October in the year 2020

Signature(s) L.T.I.

21 OCT 2020

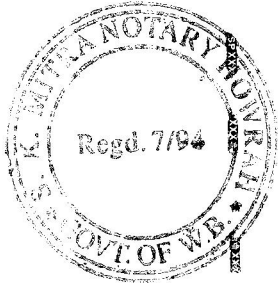
[Handwritten Signature]
21.10.2020
Shyamal Kr. Mitra
NOTARY PUBLIC



INDIA NON JUDICIAL

Before the Notary Public at Howrah

AFFIDAVIT-CUM-DECLARATION



Affidavit-cum-Declaration of **UNIKUE CONHEIGHT PRIVATE LIMITED**, having its office at 48BB, Block- 352, Shanti Pally, Rajdanga, Kasba (Near to Delhi Public School), P.S. Kasba, P.O. East Kolkata Township, Kolkata- 700107, being represented by one of its Director- **MD. SAJID**, son of Late Md. Hanif, as the Promoter of the proposed project vide its authorization dated 26.02.2020.

I, **MD. SAJID**, son of Late Md. Hanif, all by faith- Mohammedan, by occupation- Business, residing at 48BB, Block- 352, Shanti Pally, Rajdanga, Kasba (Near to Delhi Public School), P.S. Kasba, P.O. East Kolkata Township, Kolkata- 700107, at present residing at 'Maa Sitala Apartment', Andul Road, Village & P.O. Podrah (D.S. Lane), P.S. Sankrail, District- Howrah, Pin- 711109, being one of the Directors of the **UNIKUE CONHEIGHT PVT. LTD.**

Md. Sajid
by

DIRECTOR

21 OCT 2020

Rabimkumar Rammanan
Adv.

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.

UNIKUE CONHEIGHT PVT. LTD.

abovenamed promoter firm of the proposed project, do hereby solemnly declare, undertake and state as under :-

1. That I have a legal title to the land 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 purchased deed is enclosed herewith.

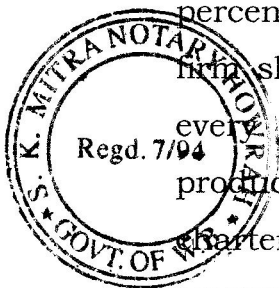
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the firm is 2024.

4. The 70% of the amounts realized by the firm for the real estate project on the allottees, from time to time shall be deposited in 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 amount 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 withdrawals is in proportion to the percentage of completion of the project that the abovenamed 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.



UNIKUE CONHEIGHT PVT. LTD.

Md. Sahid

DIRECTOR

21 OCT 2020

R. Sankar Kumar Karanaka
Adv.

7. That the abovenamed partnership firm shall take all the pending approvals on time from the competent authorities.
8. That the abovenamed partnership firm has furnished such other documents as have been prescribed by the rules and regulations made under this Act.
9. That the abovenamed partnership firm shall not discriminate against any allottee of the time of the allotment of any apartment, plot or building, as the case may be, on any grounds.

UNIKUE CONCRETE PVT. LTD.

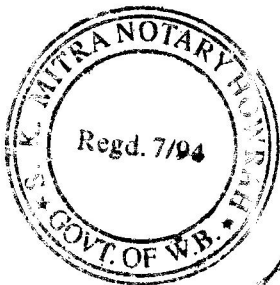
Md. Sabid
DIRECTOR

Deponent.

Verification

The contents of my above affidavit-cum-declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Howrah on this 21st day of October, 2020.



SOLEMNLY AFFIRMED BEFORE ME
OR...*Md. Sabid*...
WHO IS IDENTIFIED BY *Rabin Kumar*
Karmakar ADVOCATE
ON THIS *21st* DAY *Oct* 2020.

[Signature]
SHYAMAL K. MITRA
Notary Public

UNIKUE CONCRETE PVT. LTD.

Md. Sabid
DIRECTOR

Deponent
Identified by me and signed in
my presence.

Rabin Kumar Karmakar

Advocate.
21.10.2020.

INSTRUMENT 'A' REFERRED TO
IN THE NOTARIAL CERTIFICATE
[Signature]
21.10.2020
SHYAMAL K. MITRA
Notary Public

21 OCT 2020