

पश्चिम बंगाल WEST BENGAL

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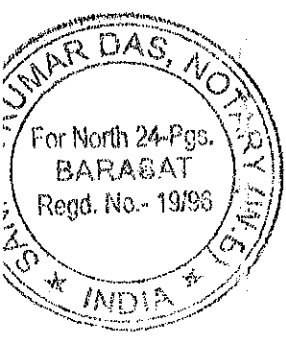
Before the Notary Public
Barasat. North 24 Pgs.

Affidavit cum Declaration

Affidavit cum 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;

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:

Sl. No. 1958
26 SEP 2018



[Handwritten Signature]

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ক্রেতার নাম.....

ক্রেতার ঠিকানা.....

বিস্তারিত বিধান নগর (সেন্ট্রাল সিটি) এ. ডি. এস. ডায়. ক

মোট ক্রেতার ক্রম নং.....

চালান নং..... মোট কত টাকা খরিদ

টোলারী কার্যালয় ভেদার-মিতা দল

DILIP HOM CHAUDHURY
ADVOCATE
HIGH COURT, CALCUTTA

21 MAR 2018

798000

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, Chenergy, Appasahab 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 2.80 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

R/K

b) 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.

c) 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. AAIH/BLK- 2/3, AAIH/BLK- 2/4 and street No. 333(69M wide) MAR (East-West)

Deed Details with Plot Numbers & Area for Vista Tower No-7 & 8.

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 - 2/5	IIIB/2	Part	2554/2007	15.970
3	AA-III / BLK - 2/6	IIIB/2	Part	5956/2007	20.02
				Total=	45.79

3. That the time period within which the project shall be completed by promoter is 31/12/2020.
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 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



Pant

of any apartment, plot or building, as the case may be, on any grounds.



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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.. ~~25th~~ ^{26th} Day of September 2018





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Deponent

Identified by me

Advocate

Solemnly Affirmed to this 26th
Day of Sept 2018
Identified by S. K. Das



CHECKED BY S. K. DAS

NOTARY CLERK
Notary (W.B.)
Barasat, North 24 Pgs
Regn. No - 19/96

26 SEP 2018 26 SEP 2018

CERTIFIED TRUE COPY OF THE EXTRACT OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED HELD ON FRIDAY, THE 07TH DAY OF SEPTEMBER 2018, AT UNITECH HOUSE, SOUTH CITY-I, GURGAON-122001.

“RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby given to authorize Mr. Ramesh Chandra, (Chairman of Unitech Limited (Promoter Company), for and on behalf of the Company, with regard to the following matters:

- To sign all affidavits, declaration (s), form (s) application (s) agreement for sale and any other relevant documents pertaining to the registration of real estate project of Bengal Unitech Universal Infrastructure Private Limited before the West Bengal Housing Industry Authority (W.B.H.I.R.A) in cases as may come up from time to time.

FURTHER RESOLVED that all acts, deeds, things and matters done by the Said Mr. Ramesh Chandra in the interest of the Company before the West Bengal Housing Industry Authority (W.B.H.I.R.A) shall be binding upon the Company.

Certified True Copy

For Bengal Unitech Universal Infrastructure Private Limited

Ramesh Chandra

Director /Authorized Signatory

Ramesh Chandra