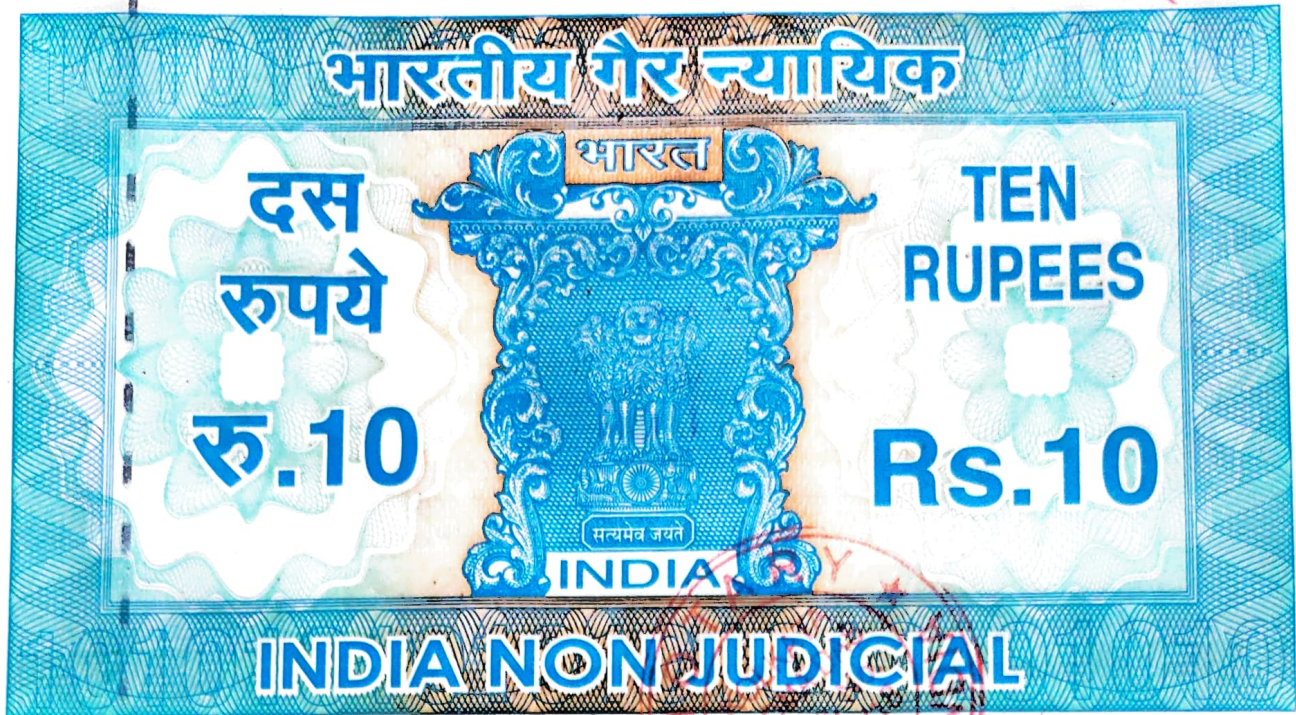




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM 'B'

03AC 852059

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

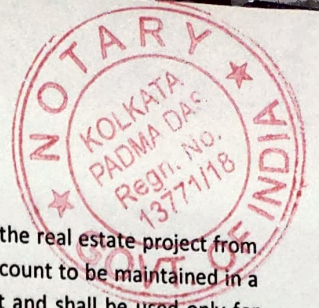
Affidavit cum Declaration of Shri Ashim Banerjee, Partner of M/s. UNIQUE CONSTRUCTIONS promoter of the proposed project named "AKASH NETRA" at Holding No. 646, Panchpota, under Ward No. 3 of Rajpur Sonarpur Municipality, PO – Panchpota, PS – Narendrapur, R.S. DAG NO. - 170, R.S. KHATIAN NO.- 430, L.R. DAG NO. - 188, L.R. KHATIAN NO. - 5448, J.L. NO. - 42, MOUZA- PANCHPOTA, WB, INDIA.

I, Ashim Banerjee, Partner of M/s. UNIQUE CONSTRUCTIONS promoter of the proposed project named "AKASH NETRA" at Holding No. 646, Panchpota, under Ward No. 3 of Rajpur Sonarpur Municipality, PO – Panchpota, PS – Narendrapur, R.S. DAG NO. - 170, R.S. KHATIAN NO.- 430, L.R. DAG NO. - 188, L.R. KHATIAN NO. - 5448, J.L. NO. - 42, MOUZA- PANCHPOTA, WB, INDIA, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. UNIQUE CONSTRUCTIONS have a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner, namely Sri Barun Kanti Boral, being Deed No. 160202157 of 2024, registered at the Office of the DSR – II, South 24 Pgnos
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 13-11-2027

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

05 APR 2025



4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That I / 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

Ashim Banerjee
Deponent

Verification

I, Ashim Banerjee, Son of Late Binoy Kumar Banerjee, Resident of 26, Panchanantala Road, Paschim Putiary, Kolkata – 700041, do solemnly affirm that 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 Kolkata on this 4th day of April, 2025

Ashim Banerjee
Deponent

Identified by me
*Amadri Chakraborty
Advocate
Enrolment No. WB/154-A/199
C.M. Court, Kolkata

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.'s Court
Kolkata-700 001

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

[Signature]
PADMA DAS
NOTARY

05 APR 2025