



পশ্চিশ্বক। पश्चिम बंगाल WES

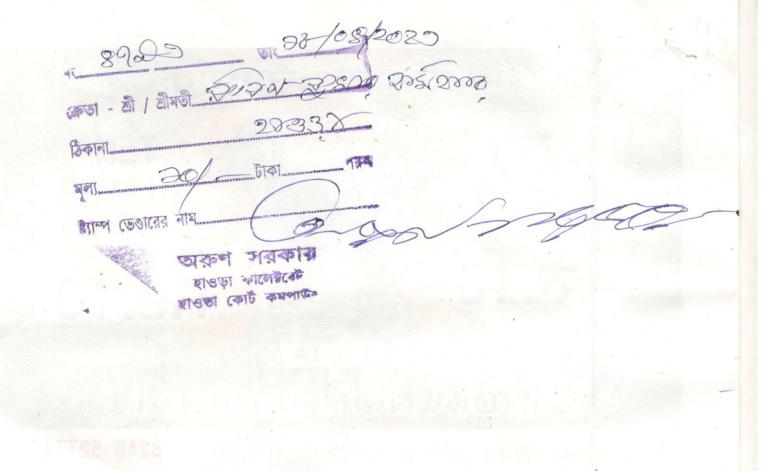
82AB 523744

BEFORE THE JUDICIAL MAGISTRATE AT, ALIPORE AFFIDAVIT CUM DECLARATION

*24 Parganas (S)

Affidavit cum Declaration Unicon Height Pvt. Ltd, represented by MD. SAJID, S/o. hale Md, Hanif of Podrah, P.S. Sankrail, Dist-Howrah-711109 promoter of the proposed project, vide Development Agreement 08.04.2021, being no. 3851/2021, of D.S. R II, Howrah.

I, MD, SAJID promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That 1/ promoter have / has a legal title to the development of the project is proposed Parganas (S) 7th

OR

The owners 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

OR

That details of encumbrances Certificate including details of any rights, title, interest or name of any party in or over such land, along with details.

- 3. That the time period within which the project shall be contended by promoter is 2026. 31 December 2006 CONHEIGHT PRIVATE LIMITED LEVEL BY Md. Sal
- 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

8. That I promoter shall take all the pending approvals on time, the the competent authorities.
9. That I / promoter have / has furnished such the reduction as have been prescribed by the rules and regulations and the reduction of 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.

Identified byme and signed in my presence Rassmenmar Kanmakar

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 ______ on this _______ 19 H_ day of April 2023

Md. Salt d

Deponent

Identified by me and

Signed in my presence

Rabbrarman rannakan

Advocate

Advocate

smaly affirm to before on this.

as prope imentification of the swearor

'udicial Magistra's 's' Class Alipur