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भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AB 523744



BEFORE THE JUDICIAL MAGISTRATE AT, ALIPORE
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration Unicon Height Pvt. Ltd, represented by **MD. SAJID**, S/o. hale Md, Hanif of Podraha, 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:

নং ৪৭২৩ তার ০৪/০৯/২০২৩

ক্রম - শ্রী / শ্রীমতী সিদ্দিকা হুসনা কামিলিয়া

ঠিকানা ২৪৩৩৮

মূল্য ২০/- টাকা ৭৫৫

স্বাক্ষরভেদে নাম [Signature]

অরুণ সরকার
হাওড়া কলেজবোর্ড
হাওড়া কোর্ট কমপাউন্ড

৪২৪৮ ৪২৪৮



DECLARATION OF THE COURT

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

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 completed by promoter is 2026. 31st December

2025
CONHEIGHT PRIVATE LIMITED
Md. Saif
Director

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, from the competent authorities.
9. That I / promoter have / has furnished such 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.



Deponent
Identified by me and signed
in my presence
Rasim Kumar Karimakar
Advocate

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 19th day of April 2023

✓
Md. Sajid
Deponent
Identified by me and
Signed in my presence
Rasim Kumar Karimakar
Advocate



Affidavit No. 4225
I solemnly affirm to before on this 19th
day of April 2023 by the declaration
is proper identification of the swearer

Sajid
Judicial Magistrate
1st Class, Alipur