

10/ 27/05/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

09AC 030673

BEFORE THE NOTARY
ALIPORE POLICE COURT
KOLKATA-700027



FORM 'B'

[See rule 3(2)]

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

AFFIDAVIT CUM DECLARATION

I, Prodyut Paul, son of Late Biswanath Paul, by Faith Hindu by Occupation Business, By Nationality Indian, residing at 1H/1B, Kustia Road, First Floor, Post Office - Tiljala, Police Station - Tilajla now Kasba, Kolkata - 700039, District- South 24-Parganas, West Bengal, being the Partner of and authorized signatory of M/S. UNIQUE ENTERPRISE (PAN: AAHFU2616B) is a Partnership Firm, duly incorporated under the provision of the Indian Partnership Act. 1932, having its office at 128/1A, Picnic Garden Road, Post Office-Tiljala, Police Station- Tiljala, Kolkata 700 039, District South 24 Parganas West Bengal do hear solemnly affirm and declare as follows.



27 MAY 2025



1. That **M/S. UNIQUE ENTERPRISE (PAN: AAHFU2616B)** is a Partnership Firm, duly incorporated under the provision of the Indian Partnership Act. 1932, having its office at 128/1A, Picnic Garden Road, Post Office-Tiljala, Police Station- Tiljala, Kolkata 700 039, District South 24 Parganas West Bengal 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 development agreement for development of the real estate project 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 us/promoter is 18th February 2026.

4. That seventy percent of the amounts realised by us/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 schedule 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 Within 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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal proportion to the percentage of completion of the project.

7. That, we 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 statement of accounts duly certified and signed by such chartered accountant and 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.

8. That, we/promoter shall take all the pending approvals on time from the competent authorities.

9. That, we promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we 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.



UNIQUE ENTERPRISE
[Signature]
Partner

27 MAY 2025

Verification

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom The above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything found wrong, I shall remain guilty for the same.

Verified by me at Kolkata on this
Day of December, 2024

UNIQUE ENTERPRISE
Handwritten signature
Partner

Deponent

Handwritten signature
Advocate



Solemnly Affirmed and Declared before me
an identification at Alipore Police Court
Kolkata 700 027 Under Notaries Act, 1952 at
A.M. 10 M

Handwritten signature
(S.M Kayum)
Notary, Govt of India
Regn No -17831 of 2019

27 MAY 2025