

11/ 27/05/2025



अश्चिम्बङ्ग पश्चिम बङ्गाल WEST BENGAL

39AA 040626

BEFORE THE NOTARY
ALIPORE POLICE COURT
KOLKATA-700027



AFFIDAVIT CUM DECLARATION
Section 17

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 one of 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 by solemnly declare undertake and state as under:



27 MAY 2025



1. That I undertake that we shall abide by all the Rules and Regulations/Provisions of contained in section 17 of the Real Estate (Regulation & Development) Act, 2016, read with Clause (n) of section 2 relating to the common area.
2. That the common area of the Project namely "UNIQUE TOWER" laying and situated at Mouza- Jagannathpur, J.L. No. 51, under R.S. Dag No.763, L.R. Dag Nos.923 under R.S. Khatian No.72, L.R. Khatian Nos.2593 & 2594, R.S. No. 44, Touzi No. 255, Holding No.532, Now R.K. Pally (Kusumba), Assessment No. 1104302082652, Post Office- Sonarpur, Police Station-Sonarpur, Kolkata-700150, within the jurisdiction of Sub Registry office Sonarpur, within the local limits of the Ward no. 8 of Rajpur Sonarpur Municipality, District of South 24 Parganas, in the state of West Bengal, shall never be used in any manner at any point of time by the Developer.
3. That the common areas as defined in section 2(n) of the Act shall always be free for use of the Flat owners of the Projects and no construction and/or any kind of obstruction shall be made on common areas.
4. 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 May, 2025

UNIQUE ENTERPRISE

 Partner

Deponent

Identified By Me

Advocate



Solemnly Affirmed and Declared before me
 on Identification at Alipore Police Court
 Kolkata No. 923 Under Notaries Act, 1952 at
 Kolkata A.M. to M.

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

27 MAY 2025