



गोवर्णमेण्ट पश्चिम बंगाल WEST BENGAL

34AA 771421

FORM 'B'

[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 Mr. AMIT RAKSHIT, duly authorized by the promoter of the proposed project "ASHIYANA VISTA", vide his authorization dated 4th November 2024.

I, Mr. AMIT RAKSHIT duly authorized by the promoter of the proposed project "ASHIYANA VISTA", do hereby solemnly declare, undertake and state as under:

1. That **UNIQUE PROCON PRIVATE LIMITED** has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owner are **ANINDITA CHOWDHURY, ANIRBAN CHOWDHURY, PRABHATENDU BIKASH CHOWDHURY, SOURAV CHOWDHURY, PRABAL CHOWDHURY, KATHIKA CHOWDHURY, NILENDU CHOWDHURY, BIMALENDU BIKASH CHOWDHURY, UPLENDU BIKASH CHOWDHURY** along with an authenticated copies of development agreement being no. **230602982** of 2024 and power of attorney being no. **230602982** of 2024 executed between such owner and promoter for development of the real estate project is enclosed herewith.

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11 APR 2025

Before the Notary
Govt. of West Bengal
Paschim Bardhaman District
Durgapur

Monobrota Roy
Mr. Monobrota Roy, Notary
Durgapur, Paschim Bardhaman, W.B.
Regn. No. 111/2022



2. That the said land is free from all encumbrances.
 3. That the time period within which the project shall be completed by promoter is 30/03/2030.
 4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been 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 authority.
- That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under Act.
- 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.



UNIQUE PROCON PVT. LTD.
[Signature]
Deponent Director

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 11th on this April day of 2025

UNIQUE PROCON PVT. LTD.
[Signature]
Deponent Director

IDENTIFIED BY ME
[Signature]
ADVOCATE

Before the Notary
Govt. of West Bengal
Paschim Bardhaman District
Durgapur

[Signature]
Mr. Monobrota Roy, Notary
Durgapur, Paschim Bardhaman, W.B.
Regn. No. 111/2022

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