



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AC 826038

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27



FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SRI. ARIJIT DAS** Authorized Representative of Developer of the proposed project named "**VINAYAK PLAZA**"

I, **SRI. ARIJIT DAS** Authorized Representative of **M/S. UNICO PROJECTS LIMITED (Developer)** of the proposed project do hereby solemnly declare, undertake and state as under:

1. (01) **SRI JOYDEEP HALDER**, having (Pan no : **AHOPH3774P**, Aadhaar No. **7139 6327 7693**) and (02) **SRI BHASKAR HALDER**, having (Pan no : **AGGPH2315H**, Aadhaar No. **5544 3077 7656**), both are sons of **Uday Haider**, both are by faith : **Hindu**, by nationality : **Indian**, by occupation : **Service**, both are residing at **23/30, Shibrampur Road, Mandirtala, Post Office : Sarsuna, Police Station : Thakurpukur, Kolkata : 700061, District : 24 Parganas (South)**, hereinafter called and referred to as 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.



UNICO PROJECTS LTD.

Cont.....02 Pages

Arijit Das
Director

30 JAN 2026

30 JAN 2025

DATE

2025

227863

26 DEC 2025

Name..... S. S. Ali, Advocate

Address..... ALIPORE POLICE COURT, KOL-27

Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001

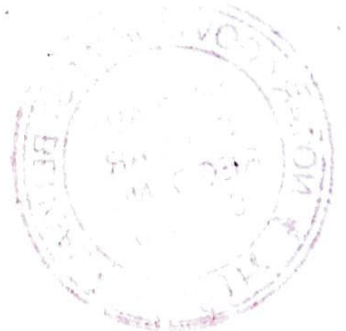


BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27

DECLARATION OF THE VENDOR
I, SRI. CHAKRABORTY, do hereby declare that the above mentioned project is a genuine project and the same is being executed in accordance with the provisions of the Companies Act, 1956 and the Companies (Incorporation) Act, 2006 and the Companies (Share Capital and Debentures) Act, 1956 and the Companies (Share Capital and Debentures) Act, 2006 and the Companies (Share Capital and Debentures) Act, 1956 and the Companies (Share Capital and Debentures) Act, 2006.

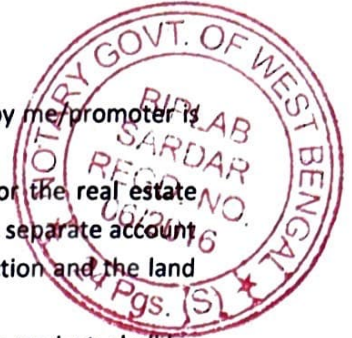
UNICO PROJECTS LTD.

Director



30 JAN 2025

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **24th September, 2028.**
3. 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.
4. 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.
5. 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.
6. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.



UNICO PROJECTS LTD.

[Signature]
Director

Deponent

I, **SRI. ARIJIT DAS (PAN No. AGOPD2791D) (Aadhaar No. 9976 4361 7943)**, son of Sri. Asim Kumar Das, by religion Hindu, by occupation Business, residing at No. A/P – 41/23A/3, Hindustan Park, 1st Floor, Sarat Bose Road, Post Office : Sarat Bose Road, Police station : Gariahat, Kolkata - 700029, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

UNICO PROJECTS LTD.

[Signature]
Director

Advocate
IDENTIFIED BY ME

[Signature]
Advocate

Solemnly Affirmed & Declared
before me on Identification

BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

NABAKUMAR MUKHERJEE
Advocate
Alipore Criminal Court
Kolkata- 700027
Enrl. No.- WB / 2037 / 1999



Verified by me at 30th Day of, JAN 2026

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