



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AC 826041

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27



DECLARATION-CUM-AFFIDAVIT

I, Arijit Das, Son of Sri Asim Kumar Das, by religion Hindu, by occupation of Business, residing at A/P-41/23A/3, Hindustan Park, 1st Floor, Sarat Bose Road, Police Station : Gariahat, Kolkata-700029, do hereby solemnly affirm and state as follows:

1. That I am well acquainted with the facts and circumstances of the case and competent to swear this affidavit.

2. That ALL THAT piece and parcel of land being comprised in **Mouza Shibrapur**, J.L. No. 18, R.S.No 77, Touzi No: 1525, R.S Khatian No.44, situated at Premises No: 71, Ho-Chi Minh Sarani, Police Station : **Thakurpukur, Kolkata-700063** (hereinafter referred to as "the said property"), was originally owned and possessed by **Sri Uday Halder**, being the father of the present recorded owners.

3. That the said **Sri Uday Halder** transferred the said property by way of a duly executed and registered Deed of Gift, being Deed No. 160709778/2021 on the dated **17th Aug, 2021**, registered before the Office of A.D.S.R Behala, South 24 Parganas, West-Bengal in favors of his two sons, namely:

(i) Sri Bhaskar Halder

(ii) Sri Joydeep Halder

UNICO PROJECTS LTD.

Joydeep Halder
Director

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17 FEB 2026



17 FEB 2025 Date

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

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

Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 011



REPORT THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-29

DECLARATION-CUM-AFFIDAVIT

I, the undersigned, Smt. Anamika Das, by religion Hindu, by occupation of Business, residing at 41-41/3A, Hindustan Park, 1st Floor, Sarat Bose Road, Police Station : Gariahat, Kolkata-700029, do hereby solemnly affirm and state as follows:

1. That I am well acquainted with the facts and circumstances of the case and competent to swear this affidavit.

2. That ALL THAT piece and parcel of land being comprised in Mensa Shidhangan, LL No. 18.1, S.No. 77, Town No. 1225, R.S. Khatia Road, situated in Panchas N-71, Ho-Chi Minh Sarani, Police Station : Taltaltan, Kolkata-700029 (herein after referred to as "the said property") was originally owned and possessed by Sri Jitay Halder being the father of the present recorded owner.

3. That the said Sri Jitay Halder transferred the said property by way of a duly executed and registered Deed No. 1070778/2021 on the date 17th Aug, 2021, registered before the Office of A.D.S.R. Bhabha, Suite 24 Parganas, West-Bengal in favour of the two sons, namely,

Sri Anshuman Halder

(Sri) Sri Joydeep Halder

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Director

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4. That by virtue of the said registered Deed of Gift, the aforesaid two sons became the absolute and lawful joint owners of the said property and acquired valid right, title and interest therein.

5. That subsequent to such transfer, the said property was duly converted/recorded in the revenue records in the joint names of the aforesaid two sons by the competent authority in accordance with applicable law.

6. That mutation of the said property has also been duly effected in the joint names of:

(i) Sri Bhaskar Halder

(ii) Sri Joydeep Halder


and Mutation Certificate(s) have been issued by the competent authority reflecting their names as recorded owners.

7. That at present, the lawful, actual and recorded owners of the said property are exclusively the above-named two sons and no other person has any right, title, interest, claim, share, lien or encumbrance whatsoever in respect of the said property.

8. That this Declaration-cum-Affidavit is executed for the limited purpose of ownership particulars in the records maintained before WBRERA in respect of the real estate project namely "VINAYAK PLAZA" bearing Application No. WBRERA/NPR-005091, and for placing the true and correct ownership position on record.

9. That the statements made hereinabove are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

UNICO PROJECTS LTD.


DEPONENT **Director**
(Signature)
Name: Arijit Das
(Authorised Representative of
Unico Projects Limited "Developer")

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 9 are true and correct to my knowledge and belief and that nothing material has been concealed therefrom.

Verified at Kolkata on this 17th day of February, 2026

UNICO PROJECTS LTD.



DEPONENT
Director

Solemnly Affirmed & Declared
before me on Identification


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

17 FEB 2026

IDENTIFIED BY ME


NABAKUMAR MUKHERJEE
Advocate

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

