

Code:

```
import re

from collections import Counter

def count_unique_words(file_path):

    # Read the text from the file

    with open(file_path, 'r') as file:

        text = file.read()


    # Tokenize the text into words (split by spaces and remove punctuation)

    words = re.findall(r'\w+', text.lower()) # Convert to lowercase for case-insensitivity


    # Count the occurrences of each word

    word_count = Counter(words)


    # Print unique words and their counts

    for word, count in word_count.items():

        print(f'{word}: {count}')


if __name__ == "__main__":

    file_path = "C:\\Users\\karth\\OneDrive\\Desktop\\karthik.txt" #assign the file path

    count_unique_words(file_path)
```

output:

```
i: 1
am: 1
karthikeya: 1
vaddepally: 1
```