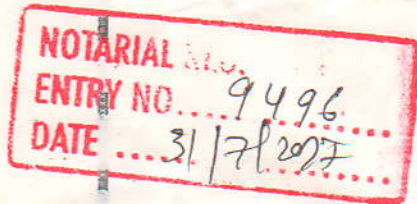




महाराष्ट्र MAHARASHTRA

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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 Vaibhav Jaipuria Director of Universal Drinks Private Limited duly authorized by the promoter of the ongoing project i.e Universal Drinks Private Limited, vide its Board Resolution dated 6th May 2017 ;

I, Vaibhav Jaipuria Director of Universal Drinks Private Limited (promoter) duly authorized by the promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. Universal Drinks Private Limited (promoter) have 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.
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 June 2018.

वस्तु का प्रकार
 (Nature of document) **Agreement**
 इस विलेगी करण आहत का ?
 (Whether it is to be registered ?) **Yes / No**
 भूकिसती के आदर्यात वर्णन
 (Property Description in brief)
 मुद्राक विक्रीत व आदर्यात नाम व सही
 (Stamp Purchaser's Name & Signature)
 इसने आदर्यात के माध्यम से, यथा व सही
 (If through other person then Name
 Address & Signature)
 दुसरे पक्षकाराच नाम
 (Name of the other party)
 मुद्राक शुल्क रक्कम **500**
 (Stamp Duty Amount)
 मुद्राक विक्री तारीख / दिनांक
 (Serial No / Date) **26974**
 प्रवाताधारक मुद्राक विक्रेत्याची सही व प्रवाताची रक्कम
 (Stamp Vendor's Name & Amount)
27 JUL 2017

Universal Dairies Pvt Ltd

Kanale
Shed/P

Stamp Vendor
Kamble
Chanda Chowk, Nagpur
L. No. 11 / 1996
Gade NO. 4801046



4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



[Signature]
Deponent

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

Verified by me at _____ on this _____ day of _____.



Deponent

SWORN / SOLEMNLY AFFIRMED
BY above Deponent
R/O. Nagpur
WHO IS A PERSONALLY
KNOWN TO ME / IDENTIFIED BY

BEFORE ME HE 31
DAY OF July 2017
AT NAGPUR

[Signature]
S. S. BHIWGADE
ADVOCATE / NOTARY
DIST. NAGPUR (M.S.) INDIA

