

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RP 625095

अ.क्र. 6030 किंमत 100/- दिनांक 29/05/2017

कोणाकरीता युनिक बिल्डर्स

हस्ते रोहिणी रामराव देशपांडे उस्मानपुरा,औरंगाबाद.फोन:२३५९६४७

मुद्रांक विक्रेता
सतीश आर.शिनकर
परवाना क्रं.3101069

जिल्हा कोषागार कार्यालय औरंगाबाद
25 MAY 2017
मुद्रांक प्रमुख लिपीक
जि.को.अ.औरंगाबाद.

FORM 'B' [See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Unique Builders** A Registered Partnership under the Provisions of Indian Partnership Act 1932 Reg. No. AU000002274 dated 31.08.2015, through its partner **Mr. Pramod Kasturchand Mutha** of promoter firm of the proposed project / duly authorized by the partners of promoter firm of the proposed project, vide its/his/their authorization dated 15/06/2017 coupled with powers granted under development agreement bearing daybook serial No. AGG – 5 - 6708 vide registered Power of Attorney of Land Owners bearing daybook serial no. AGG – 5 – 6709, both dated 07/10/2015.

I Mr. Pramod Kasturchand Mutha being partner of promoter firm namely **Unique Builders** of the proposed project / duly authorized by the partners of promoter firm of the proposed project do hereby solemnly declare, undertake and state as under :

1) Mr. Karbhari Asaram Bange, Mr. Taterao Asaram Bange, Mr. Pandurang Asaram Bange and Mr. Kailas Asaram Bange have a legal title Report to the land on which 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 project land is free from all encumbrances.

फक्त प्रतिज्ञापत्रासाठी / Annexure-I

मुद्रांक विक्री नोंदवही अनु.क्रमांक ....6030..../दिनांक 29/05/17

मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही Rajeshwarrao

32-11142

परवानाधारक विक्रेत्याचे सही ---------- परवाना क्र. ३१०१०६९

तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता-उस्मानपुरा, औरंगाबाद.

3) That the time period within which the project shall be completed by promoter from the date of registration of project is: on or before 15/10/2021.

4) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter 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 I/ the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6) That I/ the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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.

7) That I/ the promoter shall take all the pending approvals on time, from the competent authorities.

8) That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9) That I/ the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10) That I/ the promoter shall not discriminate against any allottee at the time of allotment of apartment, plot or building, as the case may be.

Deponent

For UNIQUE BUILDERS

Partner

NOTARY V.U. PANDIT AURANGABAD DIST. REG.NO.10466 OF INDIA

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 Aurangabad on this 10th day of July, 2017.

ATTESTED

Vinayak U. Pandit
B.A.LL B
ADVOCATE & NOTARY
GOVT. OF INDIA AURANGABAD (DIST.)
Adv. REG. NO. 10466
Adv. Vinayak U. Pandit
Notary, Govt. Of India,
Aurangabad Dist.
Reg. No.10466

NOTARY * GOVT. OF INDIA * V.U. PANDIT AURANGABAD DIST. REG. NO. 10466 EXP. DT. 27/10/2018

Deponent

For UNIQUE BUILDERS

Partner