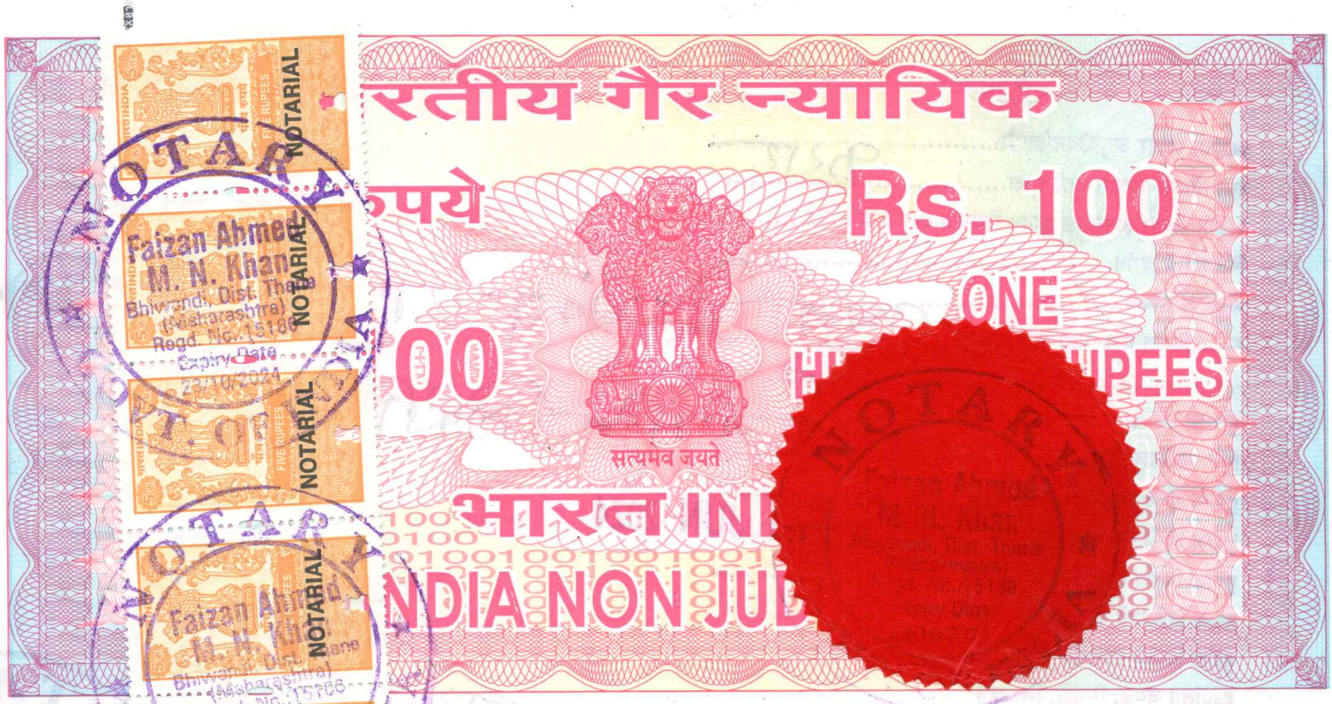
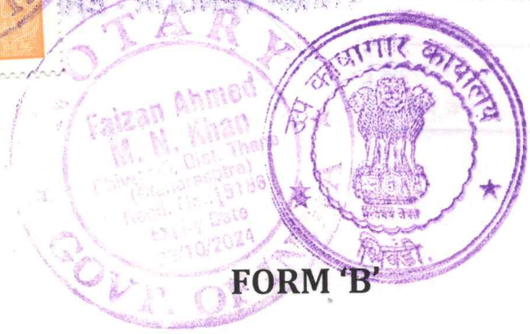


महाराष्ट्र RA ◐ 2023 ◐ 95AA 870072





5/6/24

FORM 'B'

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. SHAHNAWAZ FAROOQUE AHMED MOMIN,** Designated Partner of **M/s. QUBA TRADELINKS LLP,** a limited liability partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008.

I **Mr. SHAHNAWAZ FAROOQUE AHMED MOMIN,** designated partner of **M/s. QUBA TRADELINKS LLP,** having its registered office address Ground Floor, H. No. 137/0, Alrazi Nursing Home, Old Agra Road, OPP. Darul Falah Masjid, Gulzar Nagar, Bhiwandi, Thane, Maharashtra-421302, hereinafter referred to as the "**PROMOTERS**" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

नोंदणी-१

दस्ताचा प्रकार अनुच्छेद/कलम..... करार

दस्त नोंदणी करणार आहेत का.....

नोंदणी होणार असलेल्या दुय्यम निबंधक कार्यालयाचे नांव.....

मिळकतीचे वर्णन.....

मोबदला रक्कम..... क्युबा ट्रेडलिंक्स LLP, शिल्पीतनगर, भिवंडी

बाजार किंमत घेणा-याचे नांव व पत्ता.....

.....

दुस-या पक्षकाराचे नांव..... तहेर मोमीन, भिवंडी

हजर असलेल्या व्यक्तीचे नांव व पत्ता.....

मुद्रांक शुल्क रक्कम..100 २६७९ 6 JUN 2024

मुद्रांक विक्री नोंदवही अनुक्रमांक.....दिनांक.....

मुद्रांक विक्रेता धारकाची/हस्ते सही.....

मुद्रांक विक्रेत्याचे नांव- बी. एस. ठाकूर

मुद्रांक विक्रीचे ठिकाण / पत्ता- दत्तकृपा बिल्डींग, तहसिल कार्यालय जवळ, भिवंडी, जि. ठाणे

मुद्रांक विक्रेत्याचा परवाना क्रमांक - 1200006

मुद्रांक विक्रेत्याची सही.....

B. S. THAKUR
STAMP VENDOR - BHIWANDI

ज्या कारणासाठी व्यवहार
मुद्रांक खरेदी केला आहे

वापरासाठी
वापर आहे

NOTA
Faizan A
M. N.
Bhiwandi,
(Maha
Regd. N
Expir
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GOVT.

1. That the Promoter have a legal title Report to the land on which the development of the proposed project named "**UNITY TOWERS**" is to be carried out.

2. That the project land is free from all encumbrances.

3. That the time within which the project shall be completed by the promoter is **30th June 2029**.

4. That seventy per cent of the amounts to be realized hereinafter by the 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 shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.

6. That the 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 project have been utilised for the project and the withdrawal has followed the proportion to the percentage of completion of the project.

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

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

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

Dated this 13th day of June, 2024,

Deponent,
For M/s. QUBA TRADELINKS LLP



(Mr. SHAHNAWAZ FAROOQUE AHMED MOMIN)

NOTARIZED
Noted & Regd. at Sr. No: 2265/24 13/6/24
Date :
Faizan Ahmed M. N. Khan
Advocate & Notary
Regd. No. 15186 (GOVT. OF INDIA)
Kol. Market Nagar, Dhamankar Naka, Bhiwandi, Dist Thane