

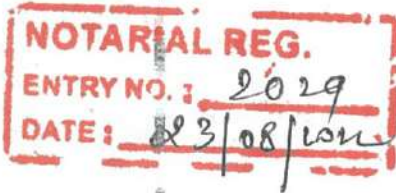


महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
15AA 339786

23 AUG 2022



Stamp Head Clerk / St. Clerk

FORM - B

SHRI PANKAJ CHANDRAKANT WAGHMARE

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

AFFIDAVIT CUM DECLARATION

I, Shri Pankaj Chandrakant Waghmare, Promoter; having their registered office at
Flat No. 291, Parijat Heights, Plot No. 7, Gandhi Nagar, Nagpur - 440010, the
Promoter of the proposed Real Estate Project("the Promoter") to hereby solemnly
declare, undertake and state as under:



I, **Shri Pankaj Chandrakant Waghmare**, are authorized to execute the present affidavit cum declaration vide authorization dated 22nd August 2022.

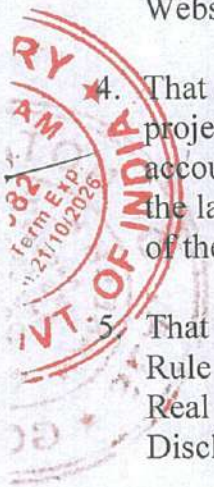
The entire project is known as **"UNIQUE PARK - 5"**. The said project is of residential plots for a proposed 75 habitable plots, having a total of 75 units.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 19-08-2022 issued by Adv. Amol Darekar.
3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2026 and the same is disclosed on the RERA Website.
4. That entire of the amounts to be realized hereinafter by the promoter for the said 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amount 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 Disclosure on Website) Rules, 2016 ("Said Rules")
6. That 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 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 have / 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 allottees at the time allotment of any apartment, plot or building, as the case may be.



For and on behalf of,

Shri Pankaj Chandrakant Waghmare
Promoter

Verification

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 23rd August 2022



Shri Pankaj Chandrakant Waghmare

Deponent

SWORN / SOLEMNLY AFFIRMED
B Pankaj Chandrakant Waghmare
WHC S PERSONALLY / KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 23
DAY OF August AT NAGPUR

