UNICORN
ESTATES
Shop No. 32, Central Avenue, Nagpur-440018.

DECLARATION

M/s Unicorn Estates office at Shop No.32 Central Avenue, Nagpur-440018,having a Layout/Plot Scheme called "**MAULI -22 UNICORN ESTATES** " Address:- Situated at P.H.N. 38, Nagar.Bhu.No. 1128/2, (Khasra No. 65/2 Part, 67 Part, 68 Part, 69 Part, 76 Part, 77 Part, 78 Part, 79 Part and 84/2), Mouza Pipla, Village: Pipla , Taluka & District Pipla-440034

Boundaries: **Road** to the East, **Kh No.65, Kh No.77 (Part) and Kh No.84 (Part)** to the West, **Kh No.84 (Part)** to the North & **Road** to the South.

We, Unicorn Estates (Promoter) through Authorised Partner Shri Sanjay Puranmal Agrawal (Partner and Authorised Signatory) hereby declare as Under:

1. The Net plotable area as per the sanctioned plan dated 14/03/2024 for Kh. No. 65/2 (Part), 76 (Part), 77(Part), 78(Part), 79(Part), 84/2 including kh no.67 (Part), 68 (Part), 69 (Part) (allocated/proposed by the authority for Road Widening)is 42378.841 Sq. Mtr. Which is covered under the total Land area mentioned in the development agreement which is 11.03 Acres.

2. Out of the total land area mentioned above, Kh. No. 67 (part), Kh. No. 68 (Part), Kh. No. 69 (part) and Part of Kh. No. 84/2 are utilised for road widening.

3. No development/sale will be undertaken on the area covered under Kh. No. 67 (part), Kh. No. 68 (Part), Kh. No. 69 (part) and only part of the Kh. NO. 84/2 will be covered for the development by us.

4. The development agreement covers only the area that will be developed/Sale and hence Kh. No. 67 (part), Kh. No. 68 (Part), Kh. No. 69 (part) are not covered in the development agreement. Further only a part of Kh. No. 84/2 is developed by us , hence in the development agreement Kh. No. 84/2 (Part) is covered under development agreement.

5. Further the Kh. No. 65/2 (Part), 76 (Part), 77(Part), 78(Part), 79(Part), 84/2 including 67 (Part), 68 (Part), 69 (Part) are owned by single owner M/s Luxora Infrastructure Pvt Ltd. and also the sanction permit from the competent authority is received for all Khasra mentioned above (including the land allocated/proposed by the authority for Road Widening), Moreover M/s Luxora Infrastructure Pvt Ltd is also a Co Promoter of the project, hence we have mentioned all the plots i.e. Kh. No. 65/2 (Part), 67 (Part), 68 (Part), 69 (Part), 76 (Part), 77(Part), 78(Part), 79(Part), 84/2 while applying for the MahaRERA Registration.

Considering the above facts (which is more explained above for the better clarity) please proceed for the registration of the project.

UNICORN ESTATES

PARTNERS / AUTH.SIGN.

Shri Sanjay Puranmal Agrawal

(Partner and Authorised Signatory)

Date: 22/04/2024