भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY
75AA 757984
20 MAR 2024
Stamp Head Clerk/Sr. Clerk

REGN. No.
ENTRY No. 6802
DATE: 30/3/2024

FORM 'B'

[See Rule 3(6)]

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 **M/s Unicorn Estates Promoter** of the proposed New project **"MAULI -22 UNICORN ESTATES"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 29th March 2024;

Project Details: "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 : Nagpur(Rural) & District Nagpur -440034.

NOTARY BRAJESH N. PRASAD DIST NAGPUR (M.S., INDIA) Regd. No. 7266 GOVT. OF INDIA

१) मुद्रांक विक्री ला दिला अनुक्रमांक	65150 /दिनांक 28/3/2024
२) दस्ताचा प्रकार	
३) दस्त नोंदणी करणार आहेत काय?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विक्री करणाऱ्याचे नाव व सही	M/s Unicorn Estates
६) हस्ते अनुक्रमांक याचे नाव, पत्ता व सही	Sorbha Garg
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	100/-

एम. ए. जोशीया

मुद्रांक विक्रेता, ला.क्र. १२/९२ कोड क्र ४६१ १०४"
जिल्हाधिकारी परिसर, त. कार्यालय नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

We, M/s Unicorn Estates through its Authorised Partner Shri Sanjay Puranmal Agrawal (Partner and Authorised Signatory)of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under :-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **31/12/2028**.

4. **For New projects :-**

   That seventy per cent of the amounts realised by me 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 the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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 utilised 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 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.



UNICORN ESTATES

PARTNERS/AUTH. SIGN.

Shri. Sanjay Puranmal Agrawal

(Partner and Authorised Signatory)

Unicorn Estates

(Deponent)

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 on this day of **29th March 2024** .



UNICORN ESTATES

PARTNERS/AUTH. SIGN.

Shri . Sanjay Puranmal Agrawal

(Partner and Authorised Signatory)

Unicorn Estates

(Deponent)

SWORN/SOLEMNLY AFFIRMED
BY above deponent
WHO IS PERSONA
TO ME / IDENT
BEFORE M
DAY OF Mar 2024
30