

महाराष्ट्र MAHARASHTRA

2019

AU 934925



26 DEC 2019



FORM 'B'

AFFIDAVIT CUM DECLARATION

I, **SHRI. DILESH C. SHAH**, the Designated Partner of M/s. Unique Shanti Developers LLP, the Developer of the Proposed Project "**UNIQUE IVANA**", do hereby solemnly declare, undertake and state as under:

1. That I have a Legal Title Report to the Land on which the development of the Proposed Project is being 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 the development of the real estate project is enclosed herewith.

जोडपत्र २

मुद्रांक विहीन नोंदवही अनुक्रमांक

दिनांक

27 DEC 2019

दस्तावा प्रकार

पत्र नोंदणी करणार आहे का ? :- होय/ना

विद्यवासीचे दस्तऐवज पूर्ण

मुद्रांक विहीन दस्तावाचे जोडपे पत्र

हस्तावा पत्रावरून कोणता का

हस्तावा अस्तित्वात नाही ना/का

हस्तावा

पत्रावरून मुद्रांक विहीन नोंदवही (हस्तावा) आहे

मुद्रांक विहीन पत्र - अतिरिक्त नोंद, कोणता का, कोणता का (हस्तावा) आहे.

पत्रावरून मुद्रांक १२२१०१३



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27 DEC 2019



2. That the Project Land is free from all encumbrances.
3. That the time period within which the Project **"UNIQUE IVANA"** shall be completed by me from the date of Registration of Project is **31st December, 2022**.
4. For Ongoing Project on the date of commencement of the Act :
That seventy per cent of the amounts realized by me / Promoter for the Real Estate Project from the allottees, from time to time, shall be deposited in 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations under the Act.
10. That I shall not discriminate against any Allottee at the time of allotment of any Apartment.

SHRI. DILESH C. SHAH
DESIGNATED PARTNER
M/S. UNIQUE SHANTI DEVELOPERS LLP
DEPONENT

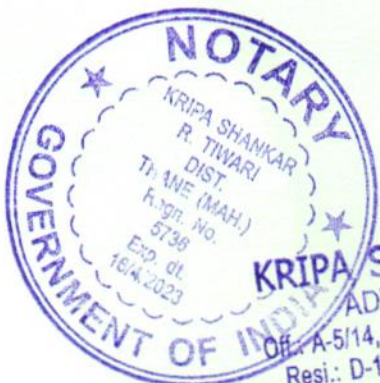


VERIFICATION

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 _____.

12 8 DEC 2019



KRIPA SHANKAR R. TIWARI
ADVOCATE & NOTARY
Off: A-5/14, Sec.7, Shanti Nagar, Mira Rd. (E).
Resi.: D-17/503, Shanti Vihar, Mira Rd. (E),
Thane - 401107. Mob:- 9869560870

SHRI. DILESH C. SHAH
DESIGNATED PARTNER
M/S. UNIQUE SHANTI DEVELOPERS LLP
DEPONENT

12 8 DEC 2019

