



महाराष्ट्र MAHARASHTRA

2022

19AA 592730

अनु. क्र. ECoE 24/7/2022 दि. 24/7/2022 मु.शु. रकम 100/-

दस्तावा प्रकार प्रतिष्ठापन

मुद्रांक विकत घेणाऱ्याचे नांव युनिक शिवालीटी ग्रुप
पत्ता चोवीसावडी, चहोलीफाय, हवेली पुणे

दुसऱ्या बंधाऱ्याचे नांव

हस्ते व्यक्तीचे नांव व पत्ता शामराव दशरथ टेंगळे
कोयाडी, ता. खेड, पुणे

आर. ए. अल्लोट
परवाना क्र. : 2201986
मुद्रांक विकत घेणाऱ्याची सही मु.पो. मोशी, ता. हवेली, जि. पुणे



FORM 'B'

Affidavit cum Declaration

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





Affidavit cum Declaration of 1. Goraksha Pokale 2. Ramkrishna Punde 3. Shantaram Barkade 4. Sham Tengale of M/s Unique Reality Group of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we promoter M/s Unique Reality Group of has a legal title Report to the land on which the development of the project is proposed.

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 the project land is free from all encumbrances.

3. That the time period within which the project is to be completed by promoter before the date of registration of project on 31-12-2025.

4. (a) For new projects :

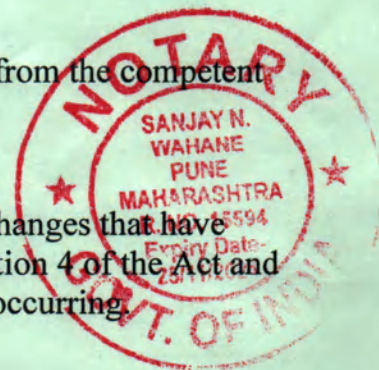
That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

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.

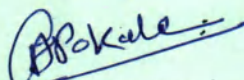
8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.



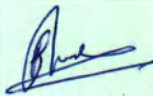
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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.

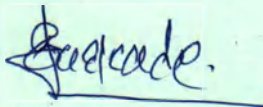
1. Goraksha Pokale


(Partner)

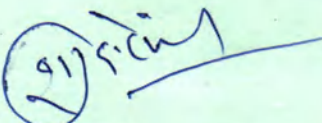
2. Ramkrishna Punde


(Partner)

3. Shantaram Barkade


(Partner)

4. Sham Tengale

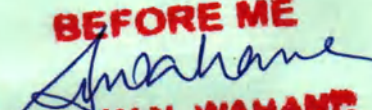

(Partner)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 23rd on this August day of 2022



BEFORE ME

SANJAY N. WAHANE
NOTARY GOVT. OF INDIA
Dighi, Pune-411015

Noted & Registered
at Serial Number sksd/2022
Date: 23/08/2022

23 AUG 2022