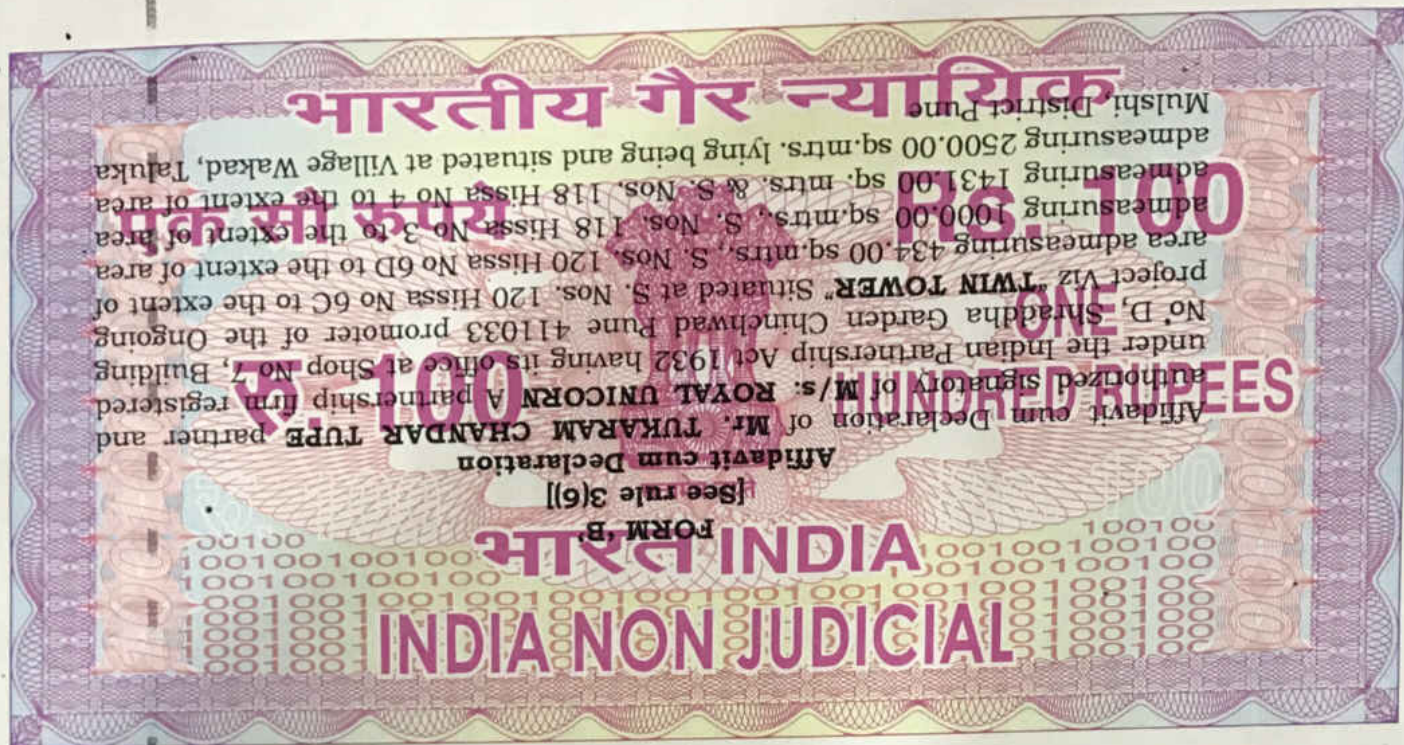




महाराष्ट्र MAHARASHTRA

2017

SG 043808

It is compulsory the reason for which who has purchased stamp Should be used by him for that reason only within 6 Months from the date of Purchase

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. 16676 Date 29 JUL 2017 Rs.

Stamp Purchased by Royal Unicorn

Place of Recd. Wakad Pune 57

Through Name. Khayir Kamble

Stamp Purchaser's Sign.

Sign: JAY D WANJWARI Lic.No. 2201067
(Stamp Vendor) Vishakha Xerox Copiers, Pimpri, Pune 411 017



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. TUKARAM CHANDAR TUPE partner and authorized signatory of M/s. ROYAL UNICORN A partnership firm registered under the Indian Partnership Act 1932 having its office at Shop No 7, Building No D, Shraddha Garden Chinchwad Pune 411033 promoter of the 'Ongoing project Viz "TWIN TOWER" Situated at S. Nos. 120 Hissa No 6C to the extent of area admeasuring 434.00 sq.mtrs., S. Nos. 120 Hissa No 6D to the extent of area admeasuring 1000.00 sq.mtrs., S. Nos. 118 Hissa No 3 to the extent of area admeasuring 1431.00 sq. mtrs. & S. Nos. 118 Hissa No 4 to the extent of area admeasuring 2500.00 sq.mtrs. lying being and situated at Village Wakad, Taluka Mulshi, District Pune

I, **Mr. TUKARAM CHANDAR TUPE** partner and authorized signatory of **M/s. ROYAL UNICORN**, do hereby solemnly declare, undertake and state as under:

1. That I/we promoter have/has a legal title Report to the land on which the development of the project is Proposed Ongoing.

AND

a legally valid authentication of title of such land along with an authenticated copy of the sale deed between previous 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 shall be completed by me/promoter from the date of registration of project on 31st December 2018,

4. (b) For ongoing project on the date of commencement of the Act

(i) That seventy percent of the amount to be realised hereinafter 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 amount from the separate account shall be withdrawn in accordance with Rule.

6. That I/the promoter shall get account 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.

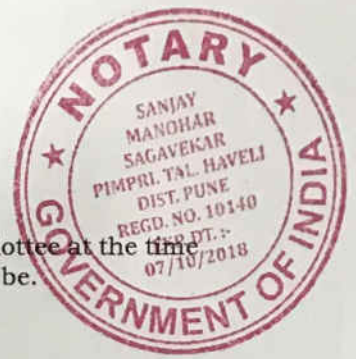
7. That I the promoter shall take all the pending approvals on time, from the competent authorities.

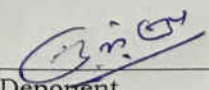
8. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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



10. That I /the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.




Deponent

Mr. TUKARAM CHANDAR TUPE
partner and authorized signatory of
M/s. ROYAL UNICORN

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 on this day of. **29/07/2017**




Deponent

Mr. TUKARAM CHANDAR TUPE
partner and authorized signatory of
M/s. ROYAL UNICORN

BEFORE ME.


SANJAY M. SAGAVEKAR
ADVOCATE & NOTARY
GOVT. OF INDIA
PIMPRI, PUNE - 411 018
27422012 / 9881376060

Noted & Registered at Pune

Sr. No. 88/12 Date:- 29 JUL 2017

