



महाराष्ट्र MAHARASHTRA

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|                 |
|-----------------|
| REGN. No.       |
| ENTRY No. 6801  |
| DATE: 30/3/2024 |

FORM 'B'

[See Rule 3(6)]

NAGPUR TREASURY  
76AA 119896

12 JAN 2024

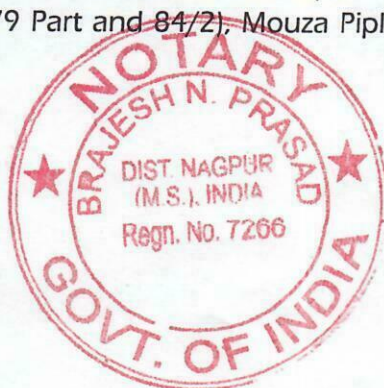
Stamp Head Clerk / Sr. C.

**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 **Luxora Infrastructure Private Limited (Land Owner)**, through its Power of Attorney (POA) Holder M/s **Unicorn Estates** through its Authorised Signatory and Partner **Shri Sanjay Puranmal Agrawal**, of the proposed New project **"MAULI -22 UNICORN ESTATES"**, duly authorized by the Landowners of the Proposed New Project, vide its authorization letter and Power of Attorney Dated 07<sup>th</sup> February 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 & District Pipla-440034.



क्रमांक 78129 / दिनांक 15 JAN 2024

|                                   |                                      |          |
|-----------------------------------|--------------------------------------|----------|
| 2) दस्तावेज प्रकार                | 10 लाख                               | होय/नाही |
| 3) दस्त नोंदणी करणार व्यक्ती काय? |                                      |          |
| 4) मिळकतीचे मालक                  | मुद्रांक 2020/09 कोड क्र. 8609920    |          |
| 5) मुद्रांक क्र.                  | जिल्हा व सत्र न्यायालय परिसर, नागपूर |          |
| 6) हस्ताक्षर                      | 600                                  |          |
| 7) मुद्रांक                       |                                      |          |

मुद्रांक विक्रेता ला.क्र. 09/2020 कोड क्र. 8609920  
जिल्हा व सत्र न्यायालय परिसर, नागपूर  
महाराष्ट्र शासन, न्याय विभाग, नागपूर



**We, M/s Unicorn Estates (POA Holder)** acting through its Partner and Authorised Signatory **Shri Sanjay Puranmal Agrawal** 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.

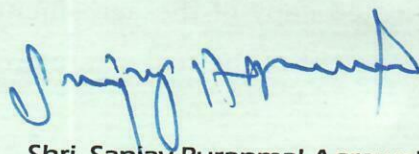
6. That, the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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.



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.

**For Land Owners**



Shri. Sanjay Puranmal Agrawal

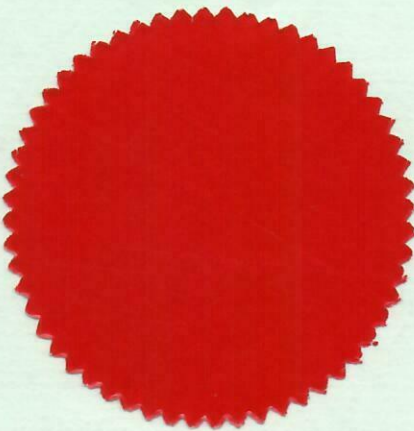
(Partner and Authorised Signatory)

Unicorn Estates  
(POA Holder)

Luxora Infrastructure Private Limited

Land Owner

(Deponent)

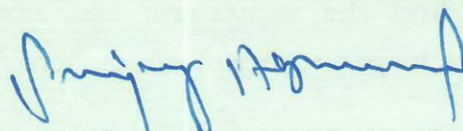


**Verification**

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 **29<sup>th</sup> March 2024**.

**For Land Owners**



Shri Sanjay Puranmal Agrawal

(Partner and Authorised Signatory)

Unicorn Estates



SWORN/solemnly affirmed

BY above deponent

WHO IS PERSONALLY KNOWN