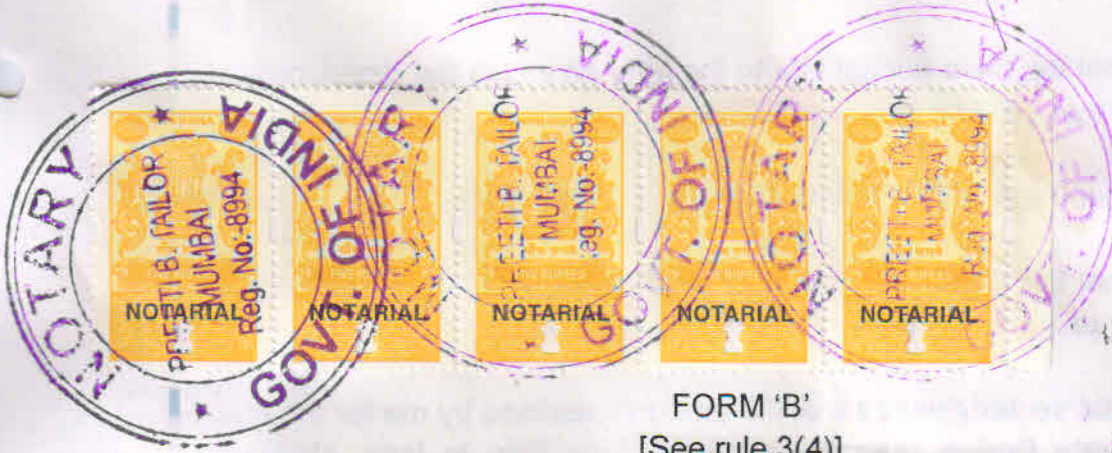


महाराष्ट्र MAHARASHTRA

2017

SL 382855



प्रधान मुद्रांक कार्यालय, मुंबई  
प.म.वि.क्र. ८०००००७  
26 JUL 2017  
सक्षम अधिकारी

FORM 'B'  
[See rule 3(4)]

श्री. सु. का. पाटील

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 Mr. Vijay L. Khetan, partner M/s UNITEX;  
promoter of the proposed project.

Contd. ....Page 2

*Vijay L. Khetan*



जोड़पत्र-१ / Annexure-I  
मौलिक शिक्का प्रतिज्ञापत्रासाठी वापरण्यात येणाऱ्या मुद्रांकावर उलटका  
फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit  
मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक

31 JUL 2017

(Serial No/Date)  
मुद्रांक विकत घेणाऱ्याचे नांव, निवासस्थान व सही  
(Stamp of the Buyer's Name, Place of  
Residence & Signature)

31 JUL 2017

श्री. राजन गणपत शिंदे परवानाधारक मुद्रांक विक्रेता  
परवाना क्रमांक एल.एस.व्ही.-८०००००७  
अन्नपूर्णा लॅन्ड, कम. नं. ४, एस.व्ही. रोड, नॅशनल  
६३३३३३ मार्ग, गालाड (पश्चिम), मुंबई-४०० ०६४.  
शसकीय कार्यालय/न्यायनगर/पुणे/मुंबई/०५/०९/२००८ नुसार  
ज्येष्ठ न्यायाधीश यांनी मुद्रांक खरेदी करत त्यांचे कारणासाठी मुद्रांक खरेदी  
करण्यास ६ महिन्यात वापरणे बंधनकारक आहे.  
फोन: 2880 7359 / Mob. 9820141066

UNITEX

19, Mauli Bharat Udyog Nagar,  
Off. Aarey Road, Goregaon (East)  
Mumbai - 400 063.



- 2 -

I, Mr. Vijay L. Khetan promoter of the proposed project / duly  
authorized by the promoter of the proposed project do hereby solemnly  
declare, undertake and state as under:

1. That we have a legal title to the land on which the development  
of the project is proposed.00
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed  
by us promoter is on or before 30.09.2017.
4. 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, to cover the cost  
of the project, shall be withdrawn in proportion to the percentage  
of completion of the project.
6. That the amounts from the separate account shall be withdrawn  
after it is certified by an engineer, an architect and a chartered  
accountant in practice that the withdrawal is in proportion to the  
percentage of completion of the project.

Contd. ....Page 3

GOVT.

- 3 -



7. That we promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



FOR UNITEX

VIJAY L. KHETAN - PARTNER

Deponent

02.08.2017




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: Mumbai on this 2<sup>nd</sup> day of August, 2017.

**BEFORE ME**

FOR UNITEX

  
VIJAY L. KHETAN - PARTNER  
Deponent

THE NOTARY PUBLIC DOES NOT ASSUME ANY  
RESPONSIBILITY/LIABILITY FOR LEGALITY  
OF ANY CONTENTS OF DOCUMENTS/WITNESSES/  
IDENTIFIERS AND FULFILMENT OF ANY  
LEGAL REQUIREMENTS.



**PREETI B. TAILOR**  
ADVOCATE & NOTARY (GOVT. OF INDIA)  
B-5, MILAN APTS., RAMCHANDRA LANE.  
MALAD (WEST), MUMBAI-400 064

02 AUG 2017

**NOTED & REGISTERED**

Sr. No. 686 Page No. 111

Date: 02 AUG 2017