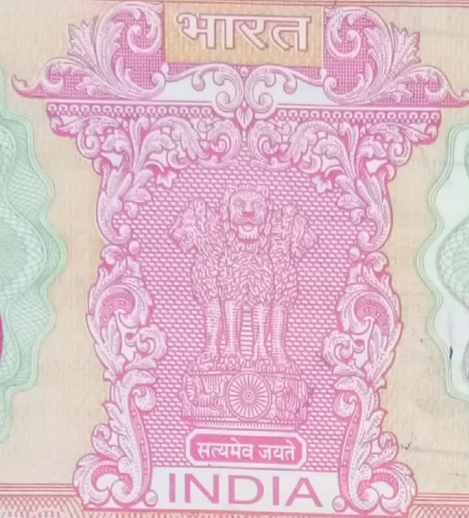


भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

FORM-B

[See rule 3(4)]
DECLARATION

Murad Ali Sheikh T 355264
(Advocate)
Distt. JAIPUR (Raj.)
Reg. No. 11739

GOVT. OF INDIA

Affidavit cum Declaration of Mr/Ms. Ishan Bhatnagar promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated:

I, Ishan Bhatnagar Son/Daughter/Wife of S.M. Bhatnagar aged 29 R/o 504, Tower-7, uniworld garden Sohna Road, Subhash chowk Sector-47 Gurgaon South City-II Gurgaon Haryana-122018 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 I / promoter have / has a legal title to the land on which the development of the project is proposed

Or

The land is owned by _____ who have/has a legal title to the land on which the development of the proposed 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 or phase thereof, as the case may be, is enclosed with application.

ATTESTED

NOTARY PUBLIC
Distt. JAIPUR (Raj.)

16 DEC 2017

For Universal Landmarks Pvt. Ltd.

Authorised Signatory

10582 16 DEC 2017
दिनांक

ब्रान्ड का नाम Universal

Landmarkes



पिछला का नाम

पिछला Cury

ब्रान्ड SP वास्तविक

प्रकाश चन्द्र जैन
स्टाम्प डिपार्टमेंट नॉन 85/16
सील नं. 12 नवदुर्गा मार्केट, नया बरवाला, जयपुर

राजस्थान स्टाम्प अधिनियम, 1958 के अन्तर्गत	
हस्ताक्षर पर प्रभाविता अधिकार	
1. <u>क) 10% रुपये</u>	<u>8</u>
2. <u>के अक्षरों को प्रवेष्टन हेतु</u>	<u>8</u>
<u>3-5-10% रुपये</u>	<u>12</u>
कुल <u>28</u>	
हस्ताक्षर स्टाम्प वेण्डर	

2. That the said land is free from all encumbrances.

Or

~~That details of encumbrances~~ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **31/12/2017**

4. That seventy per cent of the amounts realised by 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, 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 only 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.

7. That I / 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.

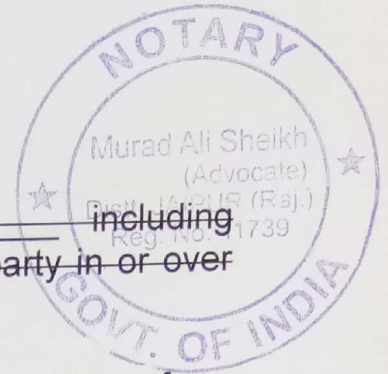
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

ATTESTED

NOTARY PUBLIC
Jstt. JAIPUR (Raj.) INDIA

16 DEC 2017



10.

That I /promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

I, **Ishan Bhatnagar** Son/Daughter/Wife of **S.M. Bhatnagar** aged **29** R/o **504, Tower-7, uniworld garden Sohna Road, Subhash chowk Sector-47 Gurgaon South City-II Gurgaon Haryana-122018** do hereby verify that the contents in Para No. 1 to 10 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 ____.

ATTESTED

NOTARY PUBLIC
Distt. JAIPUR (Raj.) INDIA

16 DEC 2017

For Universal Landmarks Pvt. Ltd.

Authorized Signatory

Deponent