

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AN 124542

Affidavit cum declaration of Unique Dream Builders Private Limited Promoter of the proposed residential plotted development project named "Hargovind Residential Scheme".

Unique Dream Builders Private Limited, through its Authorized Signatory Mr. Ravinder Singh Thakkar Son of Mr. Ajit Singh aged 46 Years R/o 15, Kailash Path, Suraj Nagar West', Civil Lines, Jaipur, Rajasthan, 302006 hereby solemnly declare, undertake and state as under,

1. That Our Project named "Hargovind Residential Scheme" Situated at Khasra No. 893/3, 893/4, 893/5, 893/6 & 893/7, Village - Sirsi, Tehsil - Jaipur, District - Jaipur, Rajasthan is a New Project.
2. That we have not accepted any advance payment from the allottees towards the booking of the Plot till date and till the time we get RERA Registration we will not accept any payment.
3. That if any contradiction arise in the future the deponent will be responsible for the same.

For Unique Dream Builders Pvt. Ltd
For Unique Dream Builders Private Limited

Director

(Authorized Signatory)

Place: Jaipur
Date: 10th February 2021

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

10 FEB 2021

क्रमांक 10901 दिनांक 10/11/2020
 प्लॉट का प्लान 500 वास्ते 25
 क्षेत्र का नाम 3.95 3.5 3.5 3.5 3.5
 प्लॉट/प्लान का नाम
 निगम का नाम
 प्लॉट के हस्ताक्षर: 25

गठबन्धन स्टाम्प अभिलेखित प्लॉट के अन्तर्गत प्लॉट संपत्ति पर प्रसारित अभिलेख	
1. अप्रत्यक्ष अंतरिक्षगत सुविधाओं हेतु (धारा 3-क)-1000 रुपाय	85
2. प्लॉट और प्लॉट गल्ल के संयोजन और संयोजन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपाय	10
हस्ताक्षर स्टाम्प वेण्डर	कुल योग 115

श्री राजकुमार सैनी श्री
 ला. नं. 58/97 (स्टाम्प विंगेट)
 नगर निगम (मुख्यालय) के पास
 टोंक रोड, जयपुर (राज.)



Affidavit

I, Ravinder Singh Thakkar son of Mr. Ajit Singh aged 47 R/o 15, Kailash Path, Suraj Nagar west, Civil Lines, Jaipur, Rajasthan -302006 duly authorized by the promoter, M/s Unique Dream Builders Private Limited, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our residential plotting development project "Hargovind Residential Scheme" situated at Khasra No. 893/3, 893/4, 893/5, 893/6 & 893/7, Village – Sirsi, Tehsil - Jaipur, District – Jaipur, Rajasthan, under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.

2. That we have given the details of RERA Designated Account as per Section 4(2)(l)(d) of the Act which are as under-

Bank Name	:	ICICI BANK LIMITED
Branch Name	:	MANGAL MARG, JAIPUR
IFSC Code	:	ICIC0006787
Account No.	:	777705202110
Name of Account Holder	:	UNIQUE DREAM BUILDERS PVT. LTD. HARGOVIND RESIDENTIAL SCHEME RERA RETENTION A/C
Bank Address	:	S-17, MANGAL MARG, BAPU NAGAR, JAIPUR

3. That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulation and Development Act, 2016.

4. That if any contradiction arises in the future promoter will be responsible for it.

For Unique Dream Builders Pvt. Ltd.

Deponent

Director

Verification

I, Ravinder Singh Thakkar Son of Mr. Ajit Singh aged 47 years R/o 15, Kailash Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan - 302006 do hereby verify that the contents in para No.1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 9th day of March 2021.

ATTESTED
RAJENDRA KUMAR SON
NOTARY (GOVT. OF INDIA)
JAIPUR (RAJ.)

For Unique Dream Builders Pvt. Ltd.

Director

Deponent

- 9 MAR 2021

क्रमांक 1554 दिनांक 31.3.22

मुद्रांक का मूल्य वास्ते

श्रेता का नाम

पिता/पति का नाम

निवास स्थान

श्रेता के हस्ताक्षर :-

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रकाशित अभिलेख	
1. आवश्यक आधिकारिक सुविधाओं हेतु (धारा 3-क)-100% रुबरे	57
2. गांव और सड़की नक्सा के अंश और सड़की हेतु (धारा 3-ख)/प्राथमिक आधिकारिक एवं पत्रिका विभिन्न आधिकारिक के निशान हेतु 2000 रुबरे	4
उत्पादन स्टाम्प केन्द्र	कुल योग 15

राजकुमार रौनी
ला. नं. 58/97 (स्टाम्प विक्रेता)
नगर निगम (मुख्यालय) के पास
टॉक रोड, जयपुर (राज.)



Unique Dream Builders Private Limited

UDB Tower, 3rd Floor, SB-59, Opposite Jaipur Nagar Nigam, Tonk Road, Jaipur-302015
CIN- U45201RJ2007PTC024069 GSTIN: 08AAACU8928N1ZM
Ph. No. 0141-4077000 Mail:- info@udb.in
Website:- www.udb.in

Declaration

M/s Unique Dream Builders Private Limited through its authorized signatory Mr. Ravinder Singh Thakkar regarding their residential plotted development project "Hargovind Residential Scheme" situated at Khasra No. 893/3, 893/4, 893/5, 893/6 & 893/7, Village – Sirsi, Tehsil – Jaipur, District – Jaipur, Rajasthan declare that we have not appointed Real Estate Agent, Contractor, Architect, Chartered Accountant, Structural Engineer, HVAC Consultants, Plumbing Consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For Unique Dream Builders Pvt. Ltd
For Unique Dream Builders Private Limited

Director

(Authorized Signatory)

Unique Dream Builders Private Limited

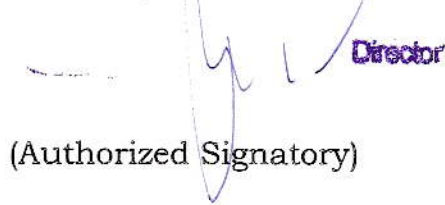
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CIN- U45201RJ2007PTC024069 GSTIN: 08AAACU8928N1ZM
Ph. No. 0141-4077000 Mail:- info@udb.in
Website:- www.udb.in

TO WHOMSOEVER IT MAY CONCERN

M/s Unique Dream Builders Private Limited through its authorized signatory Mr. Ravinder Singh Thakkar regarding their residential plotted development project "Hargovind Residential Scheme" situated at Khasra No. 893/3, 893/4, 893/5, 893/6 & 893/7, Village – Sirsi, Tehsil - Jaipur, District – Jaipur, Rajasthan declares that the Promoter of the said project and its directors do not have any Criminal Record in the past.

Thanking You,

For Unique Dream Builders Pvt. Ltd.
For Unique Dream Builders Private Limited



Director

(Authorized Signatory)



Unique Dream Builders Private Limited

UDB Tower, 3rd Floor, SB-59, Opposite Jaipur Nagar Nigam, Tonk Road, Jaipur-302015
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TO WHOMSOEVER IT MAY CONCERN

M/s Unique Dream Builders Private Limited through its authorized signatory Mr. Ravinder Singh Thakkar regarding their residential plotted development project "Hargovind Residential Scheme" situated at Khasra No. 893/3, 893/4, 893/5, 893/6 & 893/7, Village – Sirsi, Tehsil - Jaipur, District – Jaipur, Rajasthan declares that there are no encumbrances on the project/project land.

Thanking You,

For Unique Dream Builders Private Ltd

For Unique Dream Builders Private Limited

Director

(Authorized Signatory)



Unique Dream Builders Private Limited

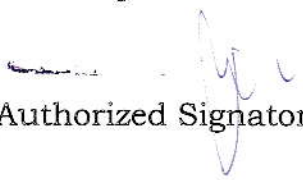
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TO WHOMSOEVER IT MAY CONCERN

M/s Unique Dream Builders Private Limited through its authorized signatory Mr. Ravinder Singh Thakkar regarding their residential plotted development project "Hargovind Residential Scheme" situated at Khasra No. 893/3, 893/4, 893/5, 893/6 & 893/7, Village – Sirsi, Tehsil - Jaipur, District – Jaipur, Rajasthan declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Unique Dream Builders Pvt. Ltd
For Unique Dream Builders Private Limited


(Authorized Signatory)

Director

Unique Dream Builders Private Limited

UDB Tower, 3rd Floor, SB-59, Opposite Jaipur Nagar Nigam, Tonk Road, Jaipur-302015
 CIN- U45201RJ2007PTC024069 GSTIN: 08AAACU8928N1ZM
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TO WHOMSOEVER IT MAY CONCERN

M/s Unique Dream Builders Private Limited through its authorized signatory Mr. Ravinder Singh Thakkar regarding our residential plotted development project "Hargovind Residential Scheme" situated at Khasra No. 893/3, 893/4, 893/5, 893/6 & 893/7, Village – Sirsi, Tehsil - Jaipur, District – Jaipur, Rajasthan declare that:

Sr. No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC for Environment	No	In this project Environment NOC is not Applicable
2.	NOC for Fire	No	In this project Fire NOC is not Applicable
3.	Water Supply Permission	No	In this project Water Supply Permission is not Applicable
4.	NOC from Airport Authority	No	In this project NOC from Airport Authority is not Applicable

Thanking You,

For Unique Dream Builders Private Limited
 For Unique Dream Builders Pvt. Ltd

Director

(Authorized Signatory)

Unique Dream Builders Private Limited

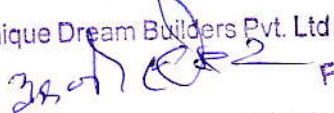
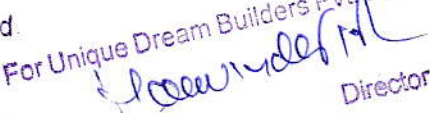
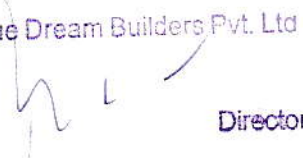
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Ph. No. 0141-4077000 Mail:- info@udb.in
Website:- www.udb.in

Authorization Letter

Certified true copy of the resolution passed in director's meeting of **M/s Unique Dream Builders Private Limited** at their registered office situated at UDB Tower, SB-59, 3rd Floor, Opposite Jaipur Nagar Nigam, Tonk Road, Jaipur, Rajasthan, 302015 on 10th February 2021 at 11 AM.

Resolved that **Mr. Ravinder Singh Thakkar** director of the company be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "**Hargovind Residential Scheme**".

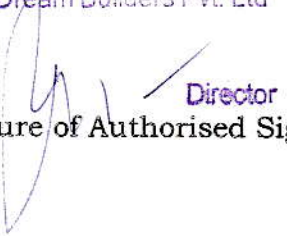
And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For Unique Dream Builders Private Limited	For Unique Dream Builders Pvt. Ltd.	For Unique Dream Builders Pvt. Ltd.
		
Ajit Singh (Director)	Harvinder Singh (Director)	Ravinder Singh Thakkar (Director)

Acceptance of the Authorised Signatory

I Ravinder Singh Thakkar hereby solemnly accord my acceptance to act as authorised signatory for the above referred business and all my acts shall be binding on the business.

For Unique Dream Builders Pvt. Ltd.


Signature of Authorised Signatory



Affidavit

I, Anita Singh W/o Sh. Rajendra Singh Shekhawat aged 51 years R/o Plot No. 37, Shri Rampura Colony, Civil Lines, Jaipur - 302006, Rajasthan, do hereby solemnly declare, undertake and state as under:

1. I entered into a Collaboration Agreement with joint owners of land Mrs. Uma Rathore and Mrs. Kamna Rathore with M/s Unique Dream Builders Private Limited (Developer Promoter) For development of a real estate plotting project on land situated Khasra No. 893/3, 893/4, 893/5, 893/6, 893/7 in Village Sirsi, Tehsil Jaipur Rajasthan.
2. That M/s Unique Dream Builders Private Limited has applied for registration of the project "Hargovind Residential Scheme" Situated at Khasra No. 893/3, 893/4, 893/5, 893/6, 893/7 in Village Sirsi, Tehsil Jaipur Rajasthan under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
3. That in the documents submitted for registration of the project, the spelling of my name has been mentioned differently as mentioned in my ID. In documents executed it has been mentioned as Anita Shekhawat whereas in ID it has been mentioned as Anita Singh.
4. That I am aware different second names have been used and I myself have permitted such use.
5. That if any contradiction arises in the future I will be responsible for it.

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

Verification

18 FEB 2021

Anita Singh
Deponent

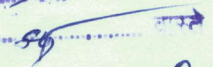
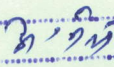
I, Anita Singh W/o Sh. Rajendra Singh Shekhawat aged 51 years R/o Plot No. 37, Shri Rampura Colony, Civil Lines, Jaipur-302006, Rajasthan do hereby verify that the contents in para No.1 to 5 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 18th day of February 2021.

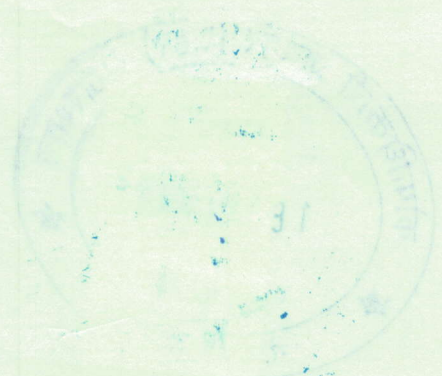
ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

18 FEB 2021

Anita Singh
Deponent

क्रमांक 14531 दिनांक 18-2-2021
 पत्रादि का मुद्रा 
 केत का नाम 
 पिता/पति का नाम 
 निवास स्थान 
 केत के दाता 

राजस्थान स्टाफ सिविल सेवा	0028 वें प्रश्न
स्टाफ सिविल सेवा	विभाग
1. अध्यापक	विभाग
(धारा 2-क)	100%
राज्य की राजकीय सेवा में पद	राज्य सेवा
विभाग - राजकीय	राज्य सेवा
अवकाश के निमित्त	राज्य सेवा
हस्ताक्षर	पद



श्री राजकुमार सैनी
 ला. नं. 58/97 (स्टाफ विभक्ता)
 नगर निगम (मुख्यालय) के पास
 टोंक रोड़, जयपुर (राज.)

I, Anil Singh W/o Sh. Rajendra Singh, District Engineer, Jaipur, Rajasthan, do hereby certify that the above mentioned person is a permanent employee of the Government of Rajasthan, Jaipur, and is entitled to the benefits of a permanent employee of the Government of Rajasthan, Jaipur.

The M/s. Anand Kumar Singh & Co. Private Limited, Jaipur, has been entrusted with the management of the project "Rajasthan State Road Transport Corporation" and is responsible for the recruitment and selection of the staff for the project. The person mentioned above is a permanent employee of the Government of Rajasthan, Jaipur, and is entitled to the benefits of a permanent employee of the Government of Rajasthan, Jaipur.

It is to be noted that the documents submitted for the recruitment of the person mentioned above are in conformity with the provisions of the Rajasthan Public Service Commission and the Rajasthan Public Service Commission, Jaipur, and are in conformity with the provisions of the Rajasthan Public Service Commission, Jaipur, and are in conformity with the provisions of the Rajasthan Public Service Commission, Jaipur.

That I am aware of the fact that the person mentioned above is a permanent employee of the Government of Rajasthan, Jaipur, and is entitled to the benefits of a permanent employee of the Government of Rajasthan, Jaipur.

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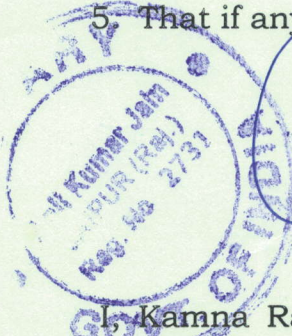
That I am aware of the fact that the person mentioned above is a permanent employee of the Government of Rajasthan, Jaipur, and is entitled to the benefits of a permanent employee of the Government of Rajasthan, Jaipur.



Affidavit

I, Kamna Rajawat W/o Sh. Devendra Singh aged 46 years R/o C-4A Ram Marg, Behind Tagore Public School, Shastri Nagar, Jaipur-302016, Rajasthan, do hereby solemnly declare, undertake and state as under:

1. I entered into a Collaboration Agreement with joint owners of land Mrs. Uma Rathore and Mrs. Anita Singh with M/s Unique Dream Builders Private Limited (Developer Promoter) For development of a real estate plotting project on land situated Khasra No. 893/3, 893/4, 893/5, 893/6, 893/7 in Village Sirsi, Tehsil Jaipur Rajasthan.
2. That M/s Unique Dream Builders Private Limited has applied for registration of the project "Hargovind Residential Scheme" Situated at Khasra No. 893/3, 893/4, 893/5, 893/6, 893/7 in Village Sirsi, Tehsil Jaipur Rajasthan under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
3. That in the documents submitted for registration of the project, the spelling of my name has been mentioned differently as mentioned in my ID. In documents executed it has been mentioned as Kamna Rathore whereas in ID it has been mentioned as Kamna Rajawat. That I am in Govt. Job and the surname in my ID is before marriage and it is difficult for me to change the same as I am Govt. Employee.
4. That I am aware different second names have been used and I myself have permitted such use.
5. That if any contradiction arises in the future I will be responsible for it.



ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj)

Verification

18 FEB 2021

Deponent

Kamna Rajawat W/o Sh. Devendra Singh aged 46 years R/o C-4A Ram Marg, Behind Tagore Public School, Shastri Nagar, Jaipur-302016, Rajasthan do hereby verify that the contents in para No.1 to 5 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 18th day of February 2021.

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj)

18 FEB 2021

Deponent

क्र.सं. 14540 दि. 10/12/2021

पुस्तक को. सं. 5/10/2021

के. व. सं. 10/12/2021

वि. सं. 10/12/2021

वि. सं. 10/12/2021

वि. सं. 10/12/2021

वि. सं. 10/12/2021

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वि. सं. 10/12/2021

वि. सं. 10/12/2021

वि. सं. 10/12/2021

श्री राजकुमार लीमो कु

ला. नं. 58/97 (स्टाम्प विक्रेता)

नगर निगम (मुख्यालय) के पास

टोव रोड, जयपुर (राज.)