



Affidavit cum Declaration of Mr/Ms. KAMAL DEWAN promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 8th September 2017:

I, KAMAL DEWAN Son/Daughter/Wife of GYARSI LAL DEWAN aged 40 R/o Plot No- 13, Phase-2, Behind, Chankya, Restaurant, Flat G-2, Hanuman Vatika, Jaipur, Rajathan - 302006 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.

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 10/09/2020.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

For Unimax Builders Pvt. Ltd.
Authorized Signatory
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (RA)

ATTESTED

22 SEP 2017

11 8 SEP 2017

क्रमांक 3098 दिनांक

नाम

पता

पुल्य 09 यास्ते

सोनू गुप्ता

ला. स्टाम्प विक्रेता

143, श्री विहार कॉलोनी, दुर्गापुरा, जयपुर

1 8 SEP 2017

इन्फारेड बमालि
क्वीम से लेशाली नम

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प बट्टी का प्रभावित अधिभार	
1. आधारभूत	1
2. गाय अ	हेतु
हस्ताक्षर	

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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

KAMAL DEWAN Son/Daughter/Wife of **GYARSI LAL DEWAN** aged 40
O Plot No- 13, Phase-2, Behind, Chankya, Restaurant, Flat G-2,
Anuman Vatika, Jaipur, Rajathan - 302006 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
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

22 SEP 2017

For Unimax Buildstate Pvt. Ltd.
Deponent
Authorized Signatory