



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Payable

Surcharge for Infrastructure

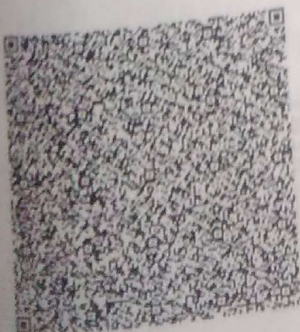
Development

Surcharge for Propagation and

Conservation of Cow

Stamp Duty Amount(Rs.)

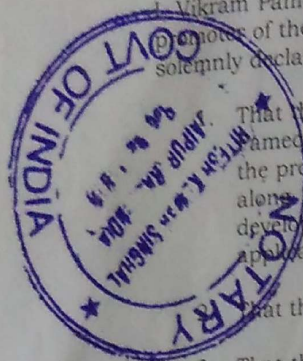
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: 28-Aug-2017 11:58 AM
: SHCIL (FI)/ rjshcil01/ RAMBAGH/ RJ-JP
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: SANSKAR BUILDSTATE PVT LTD
: Article 4 Affidavit
: na
: 0
(Zero)
: SANSKAR BUILDSTATE PVT LTD
: SANSKAR BUILDSTATE PVT LTD
: SANSKAR BUILDSTATE PVT LTD
: 50
(Fifty only)
: 10
(Ten only)
: 10
(Ten only)
: 70
(Seventy only)



UP 0003622730

FORM-B
DECLARATION

Affidavit cum Declaration of Mr. Vikram Pamecha promoter of the proposed project / duly authorized by the promoter of the proposed project vide their authorization dated 30/06/2017:



I, Vikram Pamecha of Shri Shanti Lal Pamecha aged 49 R/o 1-Ahinsapuri, Fatehpura, Udaipur (Raj) promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- That the land is owned by M/s Sanskar Buildestate Private Limited through directors Vikram Pamecha and Pawan Parikh, who have 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.
- That the said land is free from all encumbrances.
- That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is June 30, 2018.
- 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.
- 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.
- 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.
- 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.
- That I / promoter shall take all the pending approvals on time, from the competent authorities.
- 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.
- 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.

For SANSKAR BUILD ESTATE (P) LTD.
"PROJECT-SANSKAR PRIDE"
Deponent

Vikram
DIRECTOR

Verification

I, Vikram Pamecha of Shri Shanti Lal Pamecha aged 49 R/o 1-Ahinsapuri, Fatehpura, Udaipur (Raj) 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 Udaipur on this 29th day of July, 2017

ATTESTED

NOTARY PUBLIC
UDAIPUR (RAJ) INDIA

28 AUG 2017

For SANSKAR BUILD ESTATE (P) LTD.
"PROJECT-SANSKAR PRIDE"
Deponent
Vikram
DIRECTOR