



FORM-B
[see rule 3(4)]



DECLARATION

Affidavit cum Declaration of Mr. Narendra Kumar Modi promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 07/10/2017:

I, Narendra Kumar Modi S/o Shri Kailash Chand Modi aged 60 yrs R/o 10/25, Vidyadhar Nagar, Jaipur; 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 promoter have / has a legal title to the land on which the development of the project is proposed
or
the land is owned by Unnati Greh Nirman Co. 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.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 36 months i.e. 08/10/2020.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For Unnati Greh Nirman Co.
[Signature]
Partner

ATTESTED
[Signature]
Anil Kumar Jain
Notary Public of India
JAIPUR (Raj)

10 OCT 2017

4 OCT 2017

सं. 7827 दिनांक.....

नाम.....

पिता का नाम.....

निवासी.....

मुद्रांक का.....

प्रेम प्रकाश नारायण
ला. स्टाम्प विक्रेता 21/98
जिलाधीन कार्यालय, जयपुर

राजस्थान स्थापना अधिनियम, 1998 के
अन्तर्गत स्थापना शासक पर प्रभाविता अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3-क)- 10% रुपये. 5/-
2. गांव और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-ख)- 10% रुपये. 5/-

कुल योग. 10/-
हस्ताक्षर स्टांप वेल्ड

7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That 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 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.

Dependent
For Unnati Grah Nirman Co.

Partner

Verification

I Narendra Kumar Modi S/o Shri Kailash Chand Modi aged 60 years R/o 10/25, Vidyadhar Nagar, Jaipur; 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 therefrom.

Verified by me at Jaipur on this 7th day of October, 2017.

Dependent
For Unnati Grah Nirman Co.

Partner

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

11 0 OCT 2017.