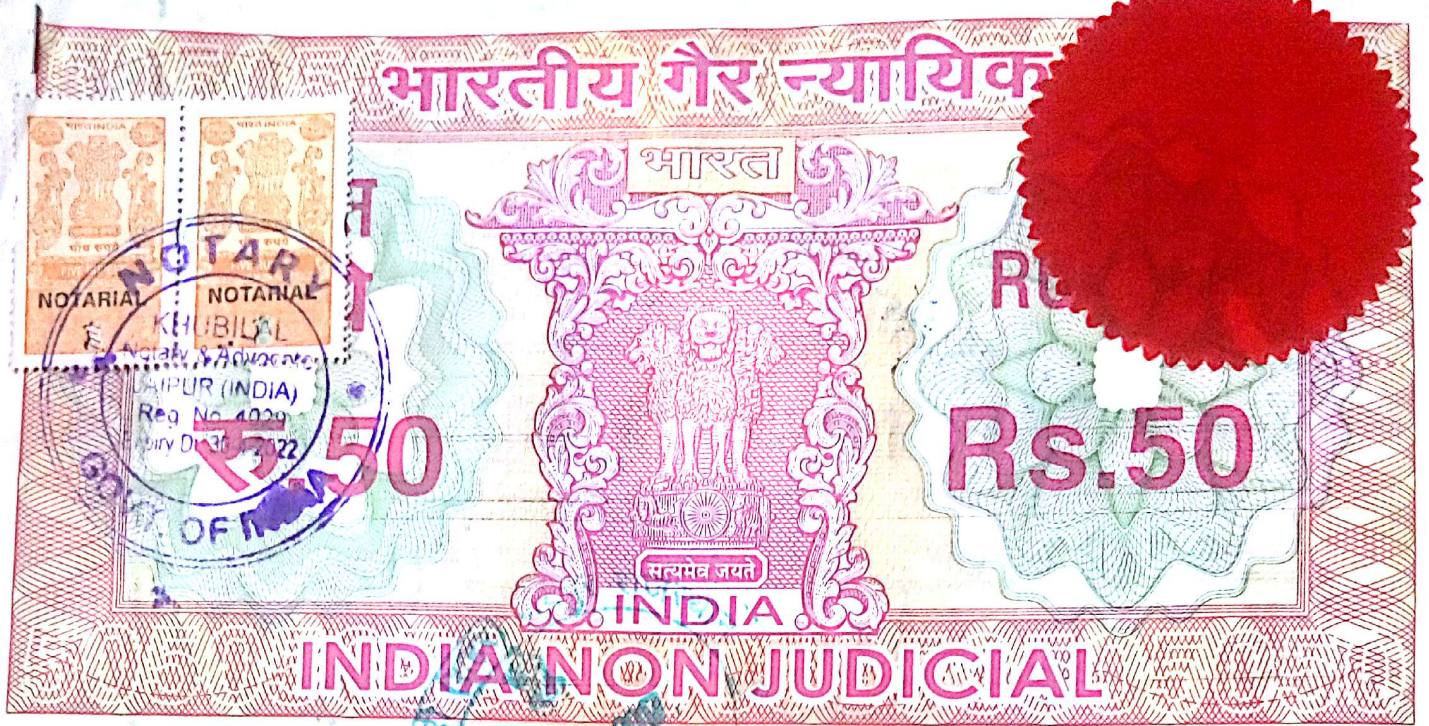


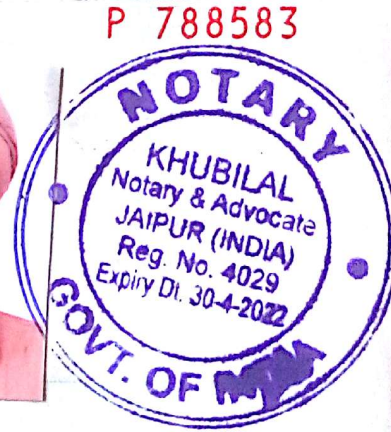


राजस्थान RAJASTHAN



FORM-B
[see rule 3(4)]

DECLARATION

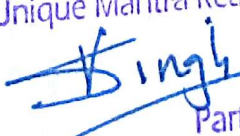


Affidavit cum Declaration of Mr. Vibhishek Pal Singh, Partner of M/s Unique Mantra Realty (Firm Regd. No. : 13/1000/2011) promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 23rd June, 2017:

I, Vibhishek Pal Singh son of Shri Ajay Pal Singh, aged about 37 years, resident of B-68, Yash Path, Tilak Nagar, Jaipur - 302004 Rajasthan, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the land is collectively owned by the following person(s):

- (i) Shri. Mahesh Kewalramani S/o Late Shri Manghanmal Kewalramani, aged about 60 years, R/o Pushkar Road, Ajmer, Rajasthan.
- (ii) Smt. Vimla Kewalramani W/o Shri. Mahesh Kewalramani, aged about 60 years, R/o Pushkar Road, Ajmer, Rajasthan.

For Unique Mantra Realty

Partner

Page 1 of 4

ATTESTED

NOTARY
JAIPUR (INDIA)

- (iii) **Shri. Dinesh Kewalramani** S/o Shri Mahesh Kewalramani, aged about 37 years, R/o Pushkar Road, Ajmer, Rajasthan.
- (iv) **Smt. Mona Kewalramani** W/o Dr. Kailash Kewalramani, aged about 55 years, R/o Mayo Link Road, Opposite Tamra House, Ajmer, Rajasthan.
- (v) **Smt. Santosh Maurya** W/o Shri Pramod Maurya, aged about 45 years, R/o 915/49, Paltan Bazar, Ajmer, Rajasthan.
- (vi) **Shri Pramod Maurya**, S/o Shri Mohan Lal Maurya, aged about 51 years, R/o 915/49, Paltan Bazar, Ajmer, Rajasthan.
- (vii) **Smt. Madhu Jethwani** W/o Late Shri Chetan Das Jethwani, aged about 82 years, R/o Palanpur, Gujarat.
- (viii) **Dr. Kailash Kewalramani** S/o Late Shri Manghanmal Kewalramani, aged about 59 years, R/o Pushkar Road, Ajmer, Rajasthan.
- (ix) **Shri Purshottam Das** S/o Shri Tikamdas Ji, aged about 70 years, R/o Girjaghar Marg, Pari Chap Beedi Ke Pass, Beawar, Ajmer, Rajasthan.
- (x) **Shri. Mukesh Kumar Khandelwal** S/o Shri Mohan Lal Khandelwal, aged about 52 years, R/o Usari Gate, Nawab ka Beda, Ajmer, Rajasthan.

who all 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 :

S. No.	Name of the Phase	Date of Completion
1.	Unique International City (Complete Project)	31 st January, 2019

- 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.



For Unique Mantra Reality

Singh
Partner

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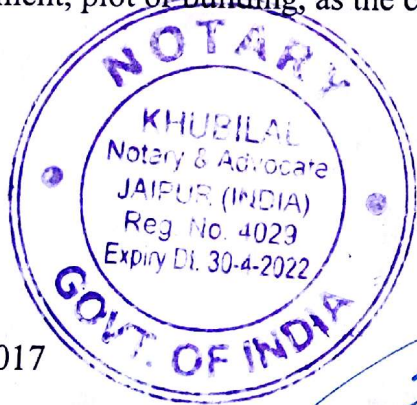
That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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

9. That the promoter 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 the 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.



Date: 26.07.2017
Place: Jaipur

ATTESTED
NOTARY
JAIPUR (INDIA)

For Unique Mantra Reality
For Unique Mantra Reality

Singh Partner

Vibhishek Pal Singh
(Deponent)

Verification

I, **Vibhishek Pal Singh** son of Shri Ajay Pal Singh, aged 37 years, resident of B-68, Yash Path, Tilak Nagar, Jaipur - 302004 Rajasthan 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.

For Unique Mantra Reality

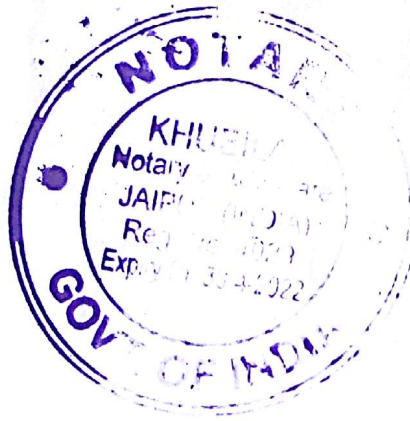
Singh
Partner

ATTESTED
NOTARY
JAIPUR (INDIA)

Verified by me at Jaipur on this 26th day of July, 2017.

Date: 26.07.2017

Place: Jaipur



For Unique Mantra Realty
For Unique Mantra Realty

Singh
Partner

Vibhishek Pal Singh
(Deponent)

ATTESTED
[Signature]
NOTARY
JAIPUR (INDIA)