



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Deen Daval Rawat Duly Authorised by the Promoter of Upasana Colonisers and Resorts Private Limited, promoter of the proposed project

1. Deen Daval Rawat Son of Late Shri Madan Lal Rawat aged 56 years R/o 33, Arjun Nagar Dalda factory Road, Durgapura, Jaipur - 302018 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed
2. The Land is free from all Encumbrances
3. That the time period within which the project shall be completed by promoter is 30th day of June 2019.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

ATTEST
RAJENDRA KUMAR SONI
NOTARY (GOVT OF INDIA)
JAIPUR (RAJ)

1 AUG 2017

For Upasana Colonisers & Resorts Pvt. Ltd.

[Signature]
Authorised Signatory

(f)

7. That I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time, from the competent authorities.
9. That I have 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 shall not discriminate on the basis of caste, religion, 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.
11. *The Promoter do hereby agrees to abide by the Terms and Conditions as stated in the det and Rules along with forms as amended from time to time.*

For Upasana Colonisers & Resoris Pvt. Ltd.
[Signature]
Deponent

Verification

I Deen Dayal Rawat Son of Late Shri Madan Lal Rawat aged 56years R/o 33, Arjun Nagar Dalda factory Road, Durgapura, Jaipur - 302018 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 31 day of July 2017.

ATTESTED
RAJENDRA KUMAR JAIN
NOTARY (GOVT. OF INDIA)
JAIPUR (R.A.)

31 AUG 2017

For Upasana Colonisers & Resoris Pvt. Ltd.
[Signature]
Deponent