

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



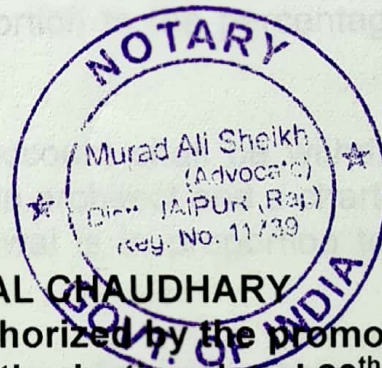
FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

G 631950

FORM-B
[See rule 3(4)]
DECLARATION



Affidavit cum Declaration of Mr/Ms. RAM LAL CHAUDHARY
promoter of the proposed project / duly authorized by the promoter
of the proposed project vide its/his/their authorization dated 26th
October 2016:

I, RAM LAL CHAUDHARY Son/Daughter/Wife of SHOCHAND
CHAUDHARY aged 40 R/o CHIMANPURA, BHANKROTA,
JAISINGHPURA BAS, JAIPUR, RAJASTHAN 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

ATTESTED

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JAIPUR (RAJ.) INDIA

The land is owned by _____ Or _____ 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

For Unnati Buildstate Pvt. Ltd

Auth. Signatory

26/2 दिनांक
 भाक
 नाम
 पिता का नाम
 प्रता
 मूल्य वास्ते

सोनू गुप्ता
ला. स्टाफ विभक्ता
149. श्री विहार कॉलोनी, दुर्गापुरा, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभावित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	5
2. गाय और उसकी नस्ल के संरक्षण और प्रवर्धन हेतु (धारा 3-ख)-10% रुपये	5
कुल योग	10
हस्ताक्षर	9

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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 **1ST January, 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.

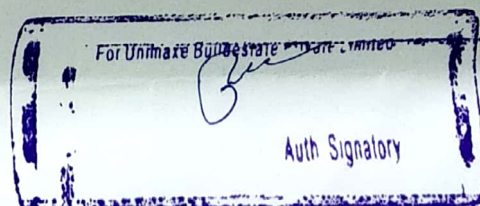
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts 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.

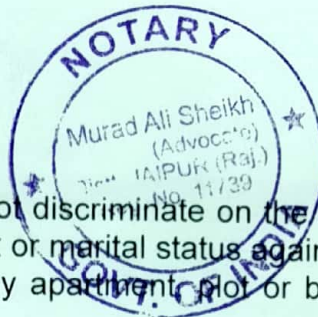
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

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.

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Distt. JAIPUR (Raj.) INDIA

12TH AUG 2017





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.

For Unimax Buildstate Pvt. Ltd.

Auth. Signatory
Deponent

Verification

I, **RAM LAL CHAUDHARY** Son/Daughter/Wife of **SHOCHAND CHAUDHARY** aged **40** R/o **CHIMANPURA, BHANKROTA, JAISINGHPURA BAS, JAIPUR, RATJASTHAN** 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 Jaipur on this 21 day of Aug 2017

For Unimax Buildstate Pvt. Ltd.

Auth. Signatory
Deponent

ATTESTED
NOTARY PUBLIC
Distt. JAIPUR (Raj.) INDIA

21 AUG 2017