



राजस्थान RAJASTHAN

FORM-B
(See rule 3(4))

DECLARATION

Affidavit cum Declaration of Mr. Ravinder Singh Thakkar duly authorized by the promoter Unique Dream Builders Private Limited of the proposed project:

I, Ravinder Singh Thakkar, Son of Mr. Ajit Singh aged 46 R/o 15, Kailash Path, Suraj Nagar 'West', Civil Lines, Jaipur, Rajasthan-302006, duly authorized by the promoter, Unique Dream Builders Private Limited, do hereby solemnly declare, undertake and state as under:

1. The land is owned by as follows:
Komal Tak (Plot No. C-171A, C-181, C-182, C-182A),
Manjula Tak (Plot No. C-183, C-183A, C-184, C-184-A, C-185),
Suresh Tak (C-186, C-186A, C-187, C-188),
Manish Tak (Plot No. C-189, C-189A, C-190, C-191, C-192),
Akshay Tak (Plot No. C-159, C-159A, C-160, C-160A, C-161, C-161A), Anjana Tak (Plot No. C-162, C-162A, C-163A, C-164A),
Rajendra Tak (Plot No. C-165),
Harshit Tak (Plot No. C-167, C-167A),
Gaurav Tak (Plot No C-169A, C-170, C-170A),
Priyanka Tak (Plot No. C-142, C-143, C-147A, C-172, C-172A),
Prabha Tak (Plot No. C-179, C-180),
Suresh Tak (Legal Heir for Late Laxmi Narayan Tak) (Plot No. C-174A, C-175, C-176A),
Nupur Tak (Plot No. C-144, C-145),
Anmol Tak (Plot No. C-146, C-147),
Vishnu Tak (Plot No. C-148, C-149, C-150, C-151),
Mamta Tak (Plot no. C-152, C-153, C-154, C-155) and
Mohit Tak (Plot No C-156, C-157, C-158)

For Unique Dream Builders Pvt. Ltd

Director

ATTESTED

NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)

16 DEC 2020

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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.

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 31.12.2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 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.

ATTESTED

16 DEC 2020

NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)

Verification

For Unique Dream Builders Pvt. Ltd

Deponent

Director

I Ravinder Singh Thakkar Son of Mr. Ajit Singh aged 46 R/o 15, Kailash Path, Suraj Nagar west, Civil Lines, Jaipur, Rajasthan -302006 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 16th day of December 2020.

For Unique Dream Builders Pvt. Ltd

Deponent

Director

ATTESTED

NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)

16 DEC 2020