



MADHU RAJKUMAWAT
Notary & Advocate
RAJ. HIGH COURT JAIPUR
38-Ka-8, Jyoti Nagar Housing Board
JAIPUR (Raj.) INDIA
Reg. No. 0904
Comm. Exp. on 25-06-2018
Mob. 09352449122, Ph. 0141-2741122



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Praveen Vijaywargia, as Designated Partner for and on behalf of Uniqueshrree Vinayak Landhomes LLP, a promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its authorization dated 12th October, 2017:

1. Parveen Vijaywargia (DPIN: 02051469) son of Shri Narendra Vijay Wargia, aged 36 years, resident of Flat No. 201, Plot No. 302, Shakuntla Apartment, Shree Gopal Nagar, Gopalpura Bypass, Jaipur - 302015 Rajasthan duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:-

1. That the land is owned by **Sh. Mukesh Kumar Jindal** (PAN: ACLPJ6847P) son of Sh. Mahesh Kumar Jindal resident of 25, Main Street, Nasirabad, Ajmer - 305601 Rajasthan (*hereinafter referred as "the Land Owner"*), who 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 land 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 :

S. No.	Name of the Phase	Date of Completion
1.	UNIQUE TARANG	11 th October, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Uniqueshrree Vinayak Landhomes LLP

Designated Partner

ATTESTEDNOTARY PUBLIC
JAIPUR (INDIA)

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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: 14.10.2017
Place: Jaipur

For Uniqueshtree Vinayak Landhomes LLP
For Uniqueshtree Vinayak Landhomes LLP
Madhu Rajkumar
ADVOCATE
JAIPUR (Raj.) INDIA
Reg. No. 0904
Parveen Vijaywargia
(Deponent)
ATTESTED
14 OCT 2017

Verification

I, Parveen Vijaywargia son of Shri Narendra Vijay Wargia, aged 36 years, resident of Flat No. 201, Plot No. 302, Shakuntla Apartment, Shree Gopal Nagar, Gopalpura Bypass, Jaipur - 302015 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 there from.

Verified by me at Jaipur on this 14th day of October, 2017.

Date: 14.10.2017
Place: Jaipur

For Uniqueshtree Vinayak Landhomes LLP
For Uniqueshtree Vinayak Landhomes LLP
MADHU RAJKUMAWAT
Notary & Advocate
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