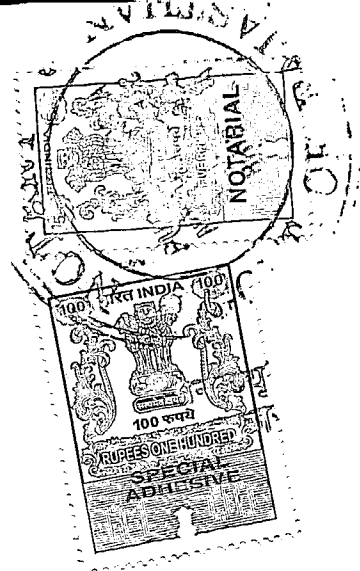
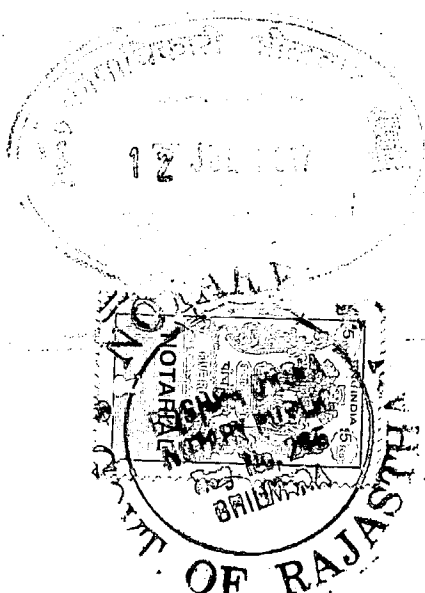




राजस्थान राज्य अधिनियम 1996 के
अन्तर्गत राज्य अधिनियम
1 अधिनियम अवसर
(धारा 10) 10% एवं
2 अधिनियम अवसर
(धारा 10) 10% एवं
कूल योग... 20/

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

Affidavit cum Declaration of Mr./Ms. Umrao Singh Sancheti Director/promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated _____.

I, **UMRAO SINGH SANCHETI** Son/Daughter/Wife of **GULAB SINGH SANCHETI** aged. **57** R/o **6-A-2, Shastri Nagar Ext. Bhilwara (Raj.)-311001** 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

or
the land is owned by **UNIVERSAL DEVELOPERS AND BUILDERS PVT LTD** 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 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 **NIL** 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 **3 YEARS**.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

or Universal Developers & Builders (P) Ltd.

Auth Sign./ Director

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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.

or Universal Developers & Builders (P.) Ltd.
Deponent

Auth Sign./ Director

Verification

I UMRAO SINGH SANCHETI Son/Daughter/Wife of GULAB SINGH SANCHETI aged 57 R/o 6-A-2 SHASTRI NAGAR BHILWARA 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 BHILWARA on this 28th day of July 2017.

or Universal Developers & Builders (P.) Ltd.

Deponent./ Director

Solemnly affirmed before me &
admitted the contents to be true

PUS: PAORDIA
NC: Y PUBLIC
REG. NO. 205, BHILWARA

28-7-2017