

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50

FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

FORM-B

BC 332170

[See rule 3(4)]

DECLARATION

**Affidavit cum Declaration of Mr. Vikram Pamecha promoter of the proposed project "SANSKAR PEARL" Situated at Plot No. C6, C7 In Khasra No. 905 To 918 Revenue village- Bhuwana, Tehsil- Badgaon, Udaipur, State Rajasthan-313001 duly authorized by the M/s Sanskar Buildestate Private Limited of the proposed project vide its/his/their authorization dated**

15/06/2022

I, Vikram Pamecha Son of Sh. Shanti Lal Pamecha aged 52 Years R/o Plot No. 24 House No.1, Ahinsapuri, Fatehpura, Shastri Circle, Girwa, Udaipur, Rajasthan-313001. Promoter of the proposed project / duly authorized by M/s Sanskar Buildestate Private Limited of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which development of the project is proposed.
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 31/12/2026.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



ATTESTED

Anil Kumar Jain  
(Govt. of India)

23 JUN 2022

Vikram  
Director

PAR Director

For Sanskar Buildestate Pvt. Ltd.

For Sanskar Buildestate Pvt. Ltd.

50 रु. का स्टाम्प नं. 196 श्री/मै. सतलुंग बिल्ड स्टेट प्रिज  
 पिता/पति श्री \_\_\_\_\_ जाति \_\_\_\_\_  
 उम्र \_\_\_\_\_ वर्ष निवासी \_\_\_\_\_  
 हस्ते श्री वि. कृ. म. प. मि. धा. निवासी \_\_\_\_\_  
 को वास्ते श. प. म. प. दिनांक 21/06/2022  
 को दिया गया।



For Sanskar Bulldestate Pvt. Ltd.

*(Signature)*  
 ह. क्रती

Director

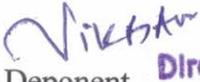
*(Signature)*



राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) - 10% रूपये	5
2. गाय और उसकी नरल के संरक्षण और संवर्धन हेतु (धारा 3-ख) / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% रूपये	10
<i>(Signature)</i> कुल योग:-	15
हस्ताक्षर स्टाम्प वेण्डर ला.नं.-11/2016	

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 utilized 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.

For Sanskar Bulldestate Pvt. Ltd.

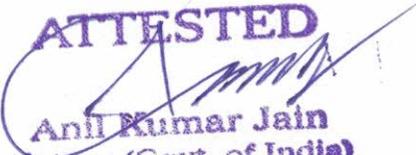
  
Deponent **Director**

Verification

I, Vikram Pamecha Son of Sh. Shanti Lal Pamecha aged 52 Years R/o Plot No. 24 House No.1, Ahinsapuri, Fatehpura, Shastri Circle, Girwa, Udaipur, Rajasthan-313001. 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.

For Sanskar Bulldestate Pvt. Ltd.

  
Deponent **Director**

**ATTESTED**  
  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

23 JUN 2022