



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

**Affidavit cum Declaration by Pankaj Yadav, Authorized Signatory of Dreamchart Square LLP duly Authorized by Promoter - Dreamchart Square LLP for the proposed project- "Shree Sagar City".**

**I, Pankaj Yadav, Authorized Signatory of Dreamchart Square LLP having principal place of business – Plot No. 356, Vardhman Nagar-B, Shyam Nagar, Karni Vihar Police Station, Jaipur-302019, (Rajasthan), do hereby solemnly declare, undertake and state as under: -**

1. That Promoter - **Dreamchart Square LLP** and other promoter HARCT Colonizers and developers Private limited has a legal title to the Land on which the 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 "**Shree Sagar City**" thereof, as the case may be, shall be completed by promoter is **30-09-2027**.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottee, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

**ATTESTED**

Notary (Govt. of India)  
Jaipur (Raj.)

**13 OCT 2024**

**For DREAMCHART SQUARE LLP**

*Pankaj Yadav*  
**PARTNER**

12 OCT 2024

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11/11/2024

11/11/2024

8/14/2024

सोना समतानी (लाइसेंस नं. 37/2020)  
115/145, अग्रवाल फार्म  
मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभावी अधिभार	
1. आधारभूत और सरकारी सुविधाओं हेतु (धारा 2-क)-6 राजस्थान	रुपये 10/-
2. गण और उत्तरी मरु के संरक्षण और संवर्धन स्तु (धारा 2-ख)-राजस्थान अधिनियम एवं मानव संरक्षित आर्यदाओं के संरक्षण 1972-20 राजस्थान	रुपये 20/-
3. राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत इस स्टाम्प अधिनियम के अन्तर्गत	रुपये 30/-

FOR DREAMCHART SQUARE LLP  
PARTNER

13 OCT 2024





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 shop, as the case may be, on any grounds.

**For DREAMCHART SQUARE LLP**

*Pankaj Yadav*  
**PARTNER**  
Deponent

#### Verification

**I, Pankaj Yadav, Authorized Signatory of Dreamchart Square LLP having principal place of business-**

Plot No. 356, Vardhman Nagar-B, Shyam Nagar, Karni Vihar Police Station, Jaipur-302019, (Rajasthan), do hereby verify that the contents in para no. 1 to 10 of my above affidavits are true and correct and nothing material has been concealed by me there from.

**ATTESTED**  
Notary (Govt. of India)  
Jaipur (Raj.)  
**13 OCT 2024**

**For DREAMCHART SQUARE LLP**

*Pankaj Yadav*  
**PARTNER**  
Deponent