



BX 641495

FORM-B
[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Thaver Bhasin Authorized Signatory of M/s Landcraft Homes LLP promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 17th Feb, 2025:

Thaver Bhasin son of Shri Pishori Lal Bhasin, aged 56 years, resident of A-308, Star Matshtha, Sec-6, Vidhyadhar Nagar, Jaipur Rajasthan 302039 duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

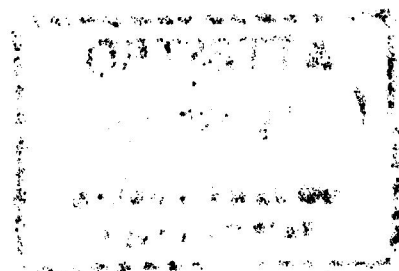
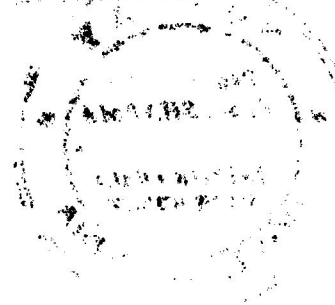
That the land is owned by Madhav Das Bangad and Suman Lata Bangad (Landowner) and Landcraft Homes LLP (developer) possesses the development rights by the development agreement. I Thaver Bhasin S/o Lt. Shri Pishori Lal Bhasin, having the power to act as authorized signatory/partner via Board resolution/Authority letter dated 17th Feb 2025 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.



क्रमांक 22771 दिनांक 25/3/25
 दस्तावेज की संख्या 1002
 दस्तावेज का नाम Landcraft Homes LLP
 भूमापक/पंजी का नाम
 भूमापक/पंजी के द्वारा जयपुर

अतर सिंह
 सहायक स्टाम्प विक्रेता
 जयपुर विकास प्राधिकरण, जयपुर (राज.)

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रमाणित अधिकार	
(1) प्रमाणित अधिकार शुल्क (दैन 3 क)	10%
(2) प्रमाणित अधिकार शुल्क (दैन 3 क)	20%
कुल योग	



2. That the said land is free from 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 Project	Date of Completion
1.	Unique City Extension	30th September 2027

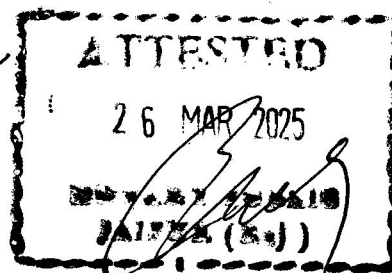
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.

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.

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 utilized 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.

For Landcraft Homes LLP


Thaver Bhasin
(Deponent)

Date: 26.03.2025

Place: Jaipur

Verification

I, **Thaver Bhasin** son of Shri Pishori Lal Bhasin, aged 56 years, resident of A-308, Star Pratishtha, Sec-6, Vidhyadhar Nagar, Jaipur Rajasthan 302039 do hereby verify that the contents in para No. 1 to 4 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 **26th March, 2025**.



For Landcraft Homes LLP


Thaver Bhasin
(Deponent)

