



Form B

[See rule 3(4)]

DEPT. OF STAMP & REGISTRATION



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STAMP DUTY

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DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. **PRATIK K MEHTA** promoter of the proposed project

I, **PRATIK K MEHTA** promoter of the proposed project 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
	UNISHIRE REGENCY PARK LLP 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 is enclosed herewith
2	Development rights in respect of the company's share in the project has been Encumbered in favour of Reliance Capital Asset Management Limited (RCAM) towards development of "Unishire X-Perience", and Five other Projects
3	That the time period within which the project shall be completed by me/promoter is 31, JULY 2022 .
4	That seventy per cent of the amounts realised by me/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5	That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project
6	That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 prescribed by the rules and regulations made under the Act.
10	That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

PRATIK K MEHTA**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

SWORN TO BEFORE ME

Verified by me at **BANGALORE** on this **31** day of **JULY, 2017**.

T.C. THIMMARAJA, B.A., LL.B.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
City Civil Court Complex, Premises
BANGALORE - 560 009.

Deponent

PRATIK K MEHTA