



सत्यमेव जयते



IN-RJ63204075438770W

INDIA NON JUDICIAL

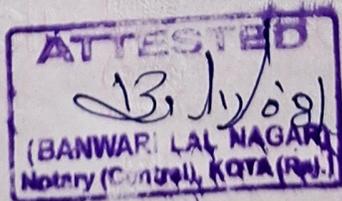
Government of Rajasthan



e-Stamp

Certificate No. : IN-RJ63204075438770W
 Certificate Issued Date : 03-Sep-2024 05:09 PM
 Account Reference : NONACC (SV)/ rj3063604/ CHECHAT/ RJ-KT
 Unique Doc. Reference : SUBIN-RJRJ306360412052589890117W
 Purchased by : PANKAJ MEHAR SON OF RAMNARAYAN MEHAR
 Description of Document : Article 4 Affidavit
 Property Description : Affidavit
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : PANKAJ MEHAR SON OF RAMNARAYAN MEHAR
 Second Party : PANKAJ MEHAR SON OF RAMNARAYAN MEHAR
 Stamp Duty Paid By : PANKAJ MEHAR SON OF RAMNARAYAN MEHAR
 Stamp Duty Payable (Rs.) : 150
 (One Hundred And Fifty only)
 Surcharge for Infrastructure Development (Rs.) : 15
 (Fifteen only)
 Surcharge for Propagation and Conservation of Cow (Rs.) : 15
 (Fifteen only)
 Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 15
 (Fifteen only)
 Stamp Duty Amount(Rs.) : 195
 (One Hundred And Ninety Five only)

Identified by



13/09/24

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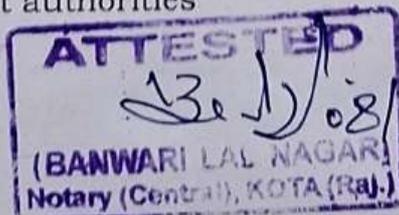
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FORM-B
[See rule 3(4)]
DECLARATION

**Affidavit cum Declaration of Promoter of the proposed project
"Ridhi Sidhi Nagar"**

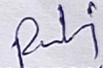
I **Pankaj Mehar** S/o Sh. Ramnarayan Mehar having registered address ,
Sosaiti ki gali, ward-2, Morak Gaon, (Promoter) of Proposed Project "**Ridhi
Siddhi Nagar**", situated at , 3725/2778, Village-Kherabad, Tehsil-
Ramganjmandi, Dist.-Kota, Rajasthan, promoter of proposed project do
hereby solemnly declare, undertake and state as under:

1. That I/ promoter have/ has a legal title to the land on which the development of 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 be shall be complete by the promoter on or before **15/12/2024**
4. That seventy per cent of the amounts realised 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 engineer and 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 the 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 the allottee at the time of allotment of any plot on any ground.

Verified by me at Kota on this 04.09.2024

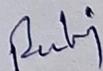

Deponent



VERIFICATION

I **Pankaj Mehar** S/o Sh. Ramnarayan Mehar having registered address , Sosaiti ki gali, ward-2, Morak Gaon, (Promoter) of Proposed Project “**Ridhi Siddhi Nagar**”, situated at 3725/2778, Village-Kherabad, Tehsil-Ramganjmandi, Dist.-Kota, Rajasthan promoter of proposed project. 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 Kota on this 04.09.2024


Deponent

