

राजस्थान RAJASTHAN



BW 035353

FORM-B

[see rule 3(4)]

DECLARATION

Identified
अज्ञेय सुभा 2

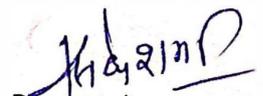
Affidavit cum Declaration of Mr. Shashi Kumar Sharma S/o Devi Dutt aged 69 Year R/o Chote Devta ji ki haveli khthunipole, kota(Raj.)324006, promoter of the proposed project "S.D.D.S. HOMES (EXT.)" is situated at khasra no.537/428,539/443, 429, 430, 438, 439, 440 Gram KANUSA , Tehsil LADPURA, Kota, Rajasthan- 304004 do hereby solemnly declare, undertake and state as under:

1. That the promoter is Mr. Shashi Kumar Sharma S/o Devi Dutt aged 69 years R/o Chote Devta Ji Ki haveli Kethunipole, Kota (Raj.) 324006, authorized signatory cum owner of the land situated at Khasra No. 537/428, 539/443, 429, 430, 438, 439, 440 Gram KANSUA , Tehsil LADPURA, Dist. Kota (Raj.) 324004 through Memorandum of Understanding among (1)Mr. Shashi Kumar Sharma,(2)Mr. Sudhir Sharma (3)Mrs. Shanti Devi are the owners of the land having a legal title to the land on which the development of the project is proposed.

Shashi Kumar Sharma

ATTESTED
Sunil Kumar Gaur
(SUNIL KUMAR GAUR)
Notary KOTA (Raj.)

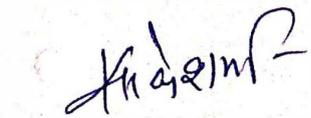
2. That the said land is free from all encumbrances.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 03.03.2025
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
7. That we, 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 we, promoter shall take all the pending approvals on time, from the competent authorities.
9. That we, promoter have 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 we, 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.


Deponent

Verification

I, Mr Shashi Kumar Sharma S/o Devi Dutt aged 69 years R/o Chote Devta Ji Ki haveli Kethunipole, Kota (Raj.) 324006, Promoter cum Authorized Signatory for the proposed project "S.D.D.S. HOMES EXT.)" do here by verify that the contents in para No. 1 to 10 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kota on this 22TH day of May, 2024


Deponent

