

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

21 JUN 2021

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

AT 358976

Affidavit cum Declaration of KUNAL JAIN promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its/his/their authorization dated 13.07.2021

I, KUNAL JAIN Son of Mr. Pradeep Kumar Pandya aged 35 years R/o 21, Amrapali Marg, Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan-302021 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The land is owned by Mr. Naresh Chand Goyal who 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 or phase thereof, as the case may be, is enclosed with application
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 16.06.2024

NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

For M/s Ridhiraj Builders and Promoters LLP

Partner/Designated Partner

2 AUG 2021

22 JUL 2021



अ.स.

4190

दिनांक

Ridhraj Builders & Promoters

कता का नाम

पिता का नाम

पेवासी

वृद्धक

प्रमाण दत्त जैन

स्टाम्प विक्रेता लाइसेंस नं. 95/15

खेत नं. 2, नन्दपुरी मार्केट, गन्ना सड़क, अजमेर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत

स्टाम्प रशि पर प्रमाणित अधिभार

1- अज्ञात अवसर पर सुविधाओं हेतु

(धारा 3-क) - 10 प्रतिशत

2- गाय और उसकी बरल के संरक्षण और संवर्धन हेतु

(धारा 3-ख) / प्राकृतिक संसाधनों एवं वन्य जन्तु निर्मित

आयदाओं के निवारण हेतु - 20 प्रतिशत =

कुल योग

हस्ताक्षर प्रमाणित

For M/s Ridhraj Builders and Promoters LLP

Authorized Signatory

NOTARY PUBLIC, RAJASTHAN, GOVT. OF INDIA

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I / 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 an

For M/s Ridhiraj Builders and Promoters LLP

Deponent
Partner/Designated Partner

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

- 2 AUG 2021.

Verification

I, **KUNAL JAIN** Son of Mr. Pradeep Kumar Pandya aged 35 years R/o 21, Amrapali Marg, Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan-302021 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 there from. Verified by me at _____ on this day of

For M/s Ridhiraj Builders and Promoters LLP.

**Deponent
Partner/Designated Partner**

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

2 AUG 2021