

भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL



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

Affidavit cum Declaration of UMRAOSINGH PRITHVIRAJ OSTWAL promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 15.02.2020

I, Umraosingh Prithviraj Ostwal S/o Mr. Prithviraj Ostwal aged 68 Years R/o B -715, Ostwal Ornate building No.1, Opp. Jain Temple, Jesal Park, Bhayander East Thane, Maharashtra-401105 promoter of the proposed project/ duly authorized by the promoter of the 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 the project is proposed.

Or

The land is owned by \_\_\_\_\_ 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.

For SHREE OSTWAL BUILDERS LTD.

*Umrao Si*

DIRECTOR

ATTESTED  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Reg.)  
19 FEB 2020

13 FEB 2020

19065

दिनांक

का नाम

पत्नी का नाम

निवासी

मुद्रांक

वास्ते

प्रकरण नं. 10

स्टाम्प विक्रीता साईसन्स न. 95/15

ब्लॉक नं. 2, मन्दपुरी सर्कट हवा सड़क, जयपुर

अन्तर्गत स्टाम्प अधिनियम, 1998 के अन्तर्गत  
स्टाम्प राशि पर प्रभारित अधिकार

आवश्यक अवसर्जन शुल्क

(आध 3-क)-10% रुपये

प्राथमिक और उसकी कटौत का शुल्क

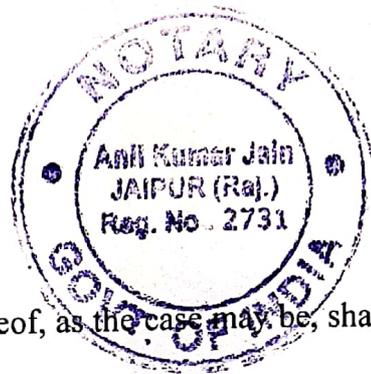
(आध 3-ख)-10% रुपये

कुल योग

हस्ताक्षर स्टाम्प

*Signature*

*Handwritten signature and stamp*



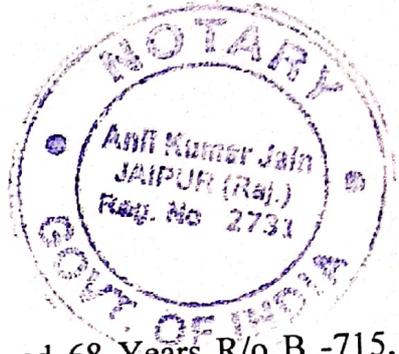
2. That the said land is free from all encumbrances.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **31.03.2022**.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from 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

**ATTESTED**  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

**For SHREE OSTWAL BUILDERS LTD.**

*Umesh Chandra*  
Depo DIRECTOR

M:Q FEB 2020



**Verification**

I, **Umraosingh Prithviraj Ostwal** S/o Mr. Prithviraj Ostwal aged 68 Years R/o B -715, Ostwal Ornate building No.1, Opp. Jain Temple, Jesal Park, Bhayander East Thane, Maharashtra-401105 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 SHREE OSTWAL BUILDERS**

Deponent **DIRECTOR**

**ATTESTED**  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

**19 FEB 2020**