

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

भारत

FIFTY
RUPEES

रु.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL
FORM-B

[See rule 3(4)]

राजस्थान RAJASTHAN

DECLARATION

BV 865007

Affidavit cum Declaration of Promoter of the proposed project

1 4 MAY 2024

"Aaditya Prime"

I, **Mahavir Prasad Sharma** S/O Kanhaiyalal Sharma having registered address, Street no.6, baran road, house no.-15, saraswati colony, police line, Kota, (Rajasthan) 324001 In reference to our project "**Aaditya Prime**", situated Khasra No. – 846, 847, 848, 849 & 850 Village- Deoli Arab, Dist. Kota, Rajasthan. do hereby solemnly declare, undertake and state as under as under:

1. Sh. **Mahavir Prasad Sharma** S/o Sh. Kanhaiya lal Sharma & Smt. **Shashi kala Sharma** W/o Sh. Mahavir Prasad Sharma are absolute owner of the land who have legal title of the land on which the development of the 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 Sh. Mahavir Prasad Sharma S/o Sh. Kanhaiya lal Sharma (Land owner)and Smt. Shashi kala Sharma W/o Sh. Mahavir Prasad Sharma(Land owner)of the real estate project thereof 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 be shall be complete by the promoter on or before **07.12.2025**

Handwritten signature



NC
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Regd. A
Exp. Dt. 1.

ATTESTED
[Signature]
[Signature]
[Signature]

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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by engineer and an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of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 19.06.2024


Deponent

Identified by



VERIFICATION

I, **Mahavir Prasad Sharma** S/O Kanhaiyalal Sharma having registered address, Street no.6, baran road, house no.-15, saraswati colony, police line, Kota, (Rajasthan) 324001 In reference to our project "**Aaditya Prime**", situated Khasra No. - 846,847, 848, 849 & 850 Village- Deoli Arab, Dist. Kota, Rajasthan. 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 19.06.2024


Deponent

