

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



INDIA **FORM-B** JUDICIAL

राजस्थान RAJASTHAN

[See rule 3(4)]

BY 548512

DECLARATION

Affidavit cum Declaration of Mr. **Sharad Choudhary** Promoter of the proposed project of the proposed project "AYODHYA RESIDENCY BLOCK-B"

I **Sharad Choudhary** S/o Late Iqbal Singh aged 54 years R/o M.No. 1, Guru Kripa Colony, Choudhary Krishi Farm, Sogariya Road, Bheemganjmandi, Kota, Rajasthan, Do Hereby Solemnly Declare, Undertake And State As Under: -

1. The Land is owned by Smt. Nathi Bai W/o Sh. Champa Lal, Smt. Seema Kumari D/o Rameshwar, Smt. Rani Bai W/o Sh. Rajendra & Smt. Manju Kardam W/o Prakash Chand Kardam executed a General Power of Attorney in favor of Sh. Sharad Chaudhary S/o Late Sh. Iqbal Singh on dt. 17.07.2023. Which is registered at SRO, Kota on dt. 17.07.2023. 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 POA between such owner and Sh. Sharad Chaudhary (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 **25.10.2025**



Sharad Choudhary

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4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized 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 any grounds.

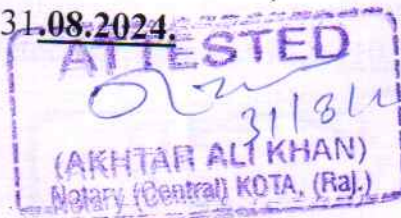
Sharad Choudhary
Deponent

Verification

I **Sharad Choudhary** S/o Late Iqbal Singh aged 54 years R/o M.No. 1, Guru Kripa Colony, Choudhary Krishi Farm, Sogariya Road, Bheemganjmandi, 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 There From.

Verified by me at Kota on this 31.08.2024.

Identified by



Sharad Choudhary
Deponent