

नाम मुद्रांक विक्रेता - बाबूलाल परमार, अनुज्ञा पत्र सं. 06/2014-15

क्र0स0 0294 दिनांक 02-08-2024 मुद्रांक वेल्थ व क्र.स. 50/-

मुद्रांक क्रेता का नाम - विनायक लैन्ड एण्ड डेवलपर्स, सादड़ी

जाति - उम्र - वर्ष,

पता - सादड़ी प्रयोजन - शपथ पत्र

(हस्ते क्रय की दशा में हस्ते - रविन्द्रकुमार परमार पुत्र श्री चम्पालाल सैन सादड़ी

राजस्थान राज्य अधिनियम, 1998 के अन्तर्गत राज्य छठे पट प्रभावित अधिनियम	
1. आधारभूत असलदचना सुविधाओं हेतु (बार 3-क)-10 % रुपये -	05/-
2. भाग और उसकी बटल के संद्वय और संवर्धन हेतु (बार 3-ख)-20 % रुपये	10/-
कुल योग	15/-



[Signature]
क्रेता/हस्ते के हस्ताक्षर
आ0न0-5012 3352 2848

[Signature]
मुद्रांक विक्रेता के हस्ताक्षर



FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Ravindra Kumar Parmar promoter of the proposed project "ADINATH COMPLEX B" situated at New Abadi, Ward No. 35 Sadri, Tehsil-Desuri Distt. Pali Rajasthan-306703 duly authorized by the proposed project vide its/his/their authorization dated 02.08.2024 :

I, Ravindra Kumar Parmar Son of Champa Lal aged 54 Years R/o Champalal Ji Ka Bera Bhadaras Road, Sadri, Pali Rajasthan-306702. Promoter of the proposed project /duly authorized by the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
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 31/10/2025.
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.

For M/s Vinayak Land & Developers

[Signature]
Partner/Manager

ATTESTED
[Signature]
14/08/2024
(SHESHARAM KUMAWAT)
NOTARY, DESURI (PALI) (RAJ.)

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



For M/s Vinayak Land & Developers
Deponent Partner/Manager

Verification

I, Ravindra Kumar Parmar Son of Champa Lal aged 54 Years R/o Champalal Ji Ka Bera Bhadaras Road, Sadri, Pali Rajasthan-306702. 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.

For M/s Vinayak Land & Developers
Deponent Partner/Manager

ATTESTED
14/08/2024
(SHESHARAM KUMAWAT)
NOTARY, DESURI (PALI) (RAJ.)