

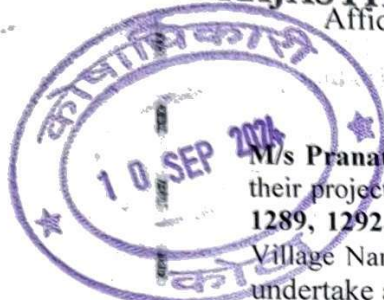


राजस्थान RAJASTHAN

Affidavit cum Declaration of Promoter of the proposed project

BW 233906

"Parshavnath City C- Block"



M/s Pranati Buildcon through its Authorised Signatory **Mr. Pradeep Dadhich**, regarding their project "Parshavnath City C- Block" situated at Khasra No 1265, 1267, 1269, 1275, 1289, 1292, 1294, 1296, 1272, 1273, 1274, 1291, 1297, 1298, 1270, 1271, 1288, 1290 At Village Nanta, Tehsil Ladpura, Dist Kota, Rajasthan 324008 do hereby solemnly declare undertake and state as under:

1. The Owner of Lands are **Mr. Kalu** S/o Mr. Sundarlal and **Mrs. Pyari** daughter of Mr. Sundarlal wife of Mr. Chhotu Lal resident 41. Gurjaro ki Basti, Bhilot, Kota (Rajasthan) And **Mr. Ranglal** S/o Mr. Sundarlal and **Mr. Ramkaran** S/o Mr. Jaganya resident 986, Regar Basti, Nanta, Thermal Colony, Kota (Rajasthan) and **Mr. Ramlal** S/o Mr. Sundarlal resident 189, Regro Mohalla, Nanta, Kota (Rajasthan) and **Mrs. Rami** Daughter of Mr. Sundarlal wife of Mr. Ram Ratan resident House No. 531 - K, Karni Nagar, Nanta, Kota (Rajasthan) executed a General Power of Attorney in favor of M/s **Pranati Buildcon** through partner **Sh. Prakash Chand Jain**.
Mr. Kalu S/o Shri Onkar and **Smt. Kali Bai** daughter of Shri Onkar wife of Shri Moti Shankar & **Dayaram Meghwal** S/o Shri Kalu Lal executed a General Power of Attorney in favor of M/s **Pranati Buildcon** through partner **Sh. Pradeep Dadhich (Promoter)** who Have/has a legal title to the land on which the development of the proposed project is to be carried out and legally valid authenticated copy of POA between such owner and M/s **Pranati Buildcon** 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 be shall be complete by the promoter on or before **20 Mar 2026**.



For-PRANATI BUILDCON

Partner

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4. That seventy percent 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 26.09.2024

Deponent

VERIFICATION

M/s **Pranati Buildcon** through its Authorised Signatory **Mr. Pradeep Dadhich**, regarding their project "**Parshavnath City C Block**" situated at Khasra No 1265, 1267, 1269, 1275, 1289, 1292, 1294, 1296, 1272, 1273, 1274, 1291, 1297, 1298, 1270, 1271, 1288, 1290 At Village Nanta, Tehsil Ladpura, Dist Kota, Rajasthan 324008 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 26.09.2024

Identified by



Deponent