



राजस्थान RAJASTHAN

BM 968522



FORM-B

[see rule 3(4)]

DECLARATION

AFFIDAVIT CUM DECLARATION SIGNED BY THE PROMOTER OR ANY OTHER PERSON DULY AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration of Ajay Kant Setia S/o Sh. Ramesh Chander aged about 62 years R/o House Number B-V-1043, Street Number 4, Jain nagari, Abohar, Fazilka, Punjab-152116 promoter of the said proposed project "SPRING FIELD PHASE-3".

I Ajay Kant Setia S/o Sh. Ramesh Chander aged about 62 years R/o House Number B-V-1043, Street Number 4, Jain nagari, Abohar, Fazilka, Punjab-152116 promoter of the said proposed project "SPRING FIELD PHASE-3", undertake and state as under: -

1. I, Ajay Kant Setia Promoter have 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.

Aj Kant Setia

ATTESTED

Sanjay Chhalana
24/01/2025
SANJAY CHHALANA
ADVOCATE & NOTARY
Sri Ganganagar (Raj.)

Identified by Sh. J.P. 54383108

आचार्य (एम्प) अधिनियम 1998 के अन्तर्गत स्टाम्प दि. पर प्रमाणित	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क)-10%	कमरे 10
2. पाय और उबको नस्त के संरक्षण और संवेक्षण हेतु (धारा 3-ख)-10%	10
3. प्राकृतिक एवं मानव निर्मित आग प्रदूषण से रक्षा हेतु अधिभार	30
हस्ताक्षर	
स्टाम्प	

गाविन्द सचदेवा, मुद्रांक विज्ञेता, श्रीगंगाधरा, भुवना पत्र सं. 100/83

मुद्रांक वेल्ड 100

रजिस्ट्रार कक्ष संख्या 13166 दिनांक 11/1/2005

मुद्रांक विज्ञेता का नाम

पिता/पति का नाम

पता

प्रयोजन

हस्ते क्रम में दशा में हस्ते का नाम पता

क्रेता/हस्ते में हस्ताक्षर मुद्रांक विज्ञेता के हस्ताक्षर

१५/२/२००५

3. That the time period within which the project or the phase thereof shall be completed by the promoter is on or before 28.08.2025
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter have 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.



ATTESTED
Sanjay Chalana
04/01/2025
SANJAY CHALANA
ADVOCATE & NOTARY
Sri Ganganagar (Raj.)

Deponent

Aj Kant Setia

Ajay Kant Setia
(Promoter)

VERIFICATION

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

ATTESTED
Sanjay Chalana
04/01/2025
SANJAY CHALANA
ADVOCATE & NOTARY
Sri Ganganagar (Raj.)

Deponent

Aj Kant Setia

Ajay Kant Setia
(Promoter)