



राजस्थान RAJASTHAN

BC 390755

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Deepak Rajwanshi promoter of the proposed project "Coral Park Block L", Situated at Khasra No. 333/317 (Part), 334/317 (Part) & 32/304 (Part) at Village Hanuwat Khara, Kota (Raj.) Duly authorized by the promoter of the proposed project vide its/his/their authorization dated 27.10.2022

I, Deepak Rajwanshi S/o Late Shri Brij Nandan Rajwanshi, aged 54Yrs, R/o 2-A-8, Talwandi, Kota (Raj.) partner, M/s Shubham Colonizers promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Land is owned by Mr. Sukhvinder Singh Khasra No. 334/317 (Part) & 32/304 (Part) and Rubab Brar Khasra no. 333/317 (Part) & the Joint Development Agreement is being executed between the Land Owner and Promoter on dated 04.08.2022 vide registration no. 202203123112435.
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 26.10.2024
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.

Identified By
Narish

For Shubham Colonizers
Authorized Signatory

ATTESTED
Pushpendra Singh Chauhan
Notary (Central) KOTA Distt. Kota (Raj.)

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प, सारा पर प्रभाविता अधिभार
अधिभारभूत राजस्वका सुविधाओं हेतु
(विधि 3क)-10% रुपये 5
2. पाय और राजकी नका के संसाधन और न के हेतु
(विधि 3क)-3 रुपये 10
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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.

For- Shubham Colonizers

Deponent

Verification

I, Deepak Rajwanshi S/o Late Shri Brij Nandan Rajwanshi, aged 54 Yrs, R/o 2-A-8, Talwandi, Kota (Raj.) 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 28.10.2022

For- Shubham Colonizers

Deponent

28.10.22