



FORM-B
[See rule 3(4)]
DECLARATION

Affidavit cum Declaration of Mr. Rajeshwar singh And Shri Shyam B. Gupta of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 31.5.17

I, Rajeshwar singh Son of Shri Mahabir singh aged 45 year R/o D-57 Hanuman Nagar Ajmer road Jaipur And Shri Shyam B. Gupta Son of Shri Harish chand gupta resident of 424 panchratan complex fatehpura Udaipur duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I promoter has a legal title to the land on which the development of the project is proposed

the land is owned by Vipul Premises LLP and Developer company is Adarsh Buildestate Ltd. 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 the agreement between such owner and 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. or

That details of encumbrances Nill including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter in Seven Years.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Verification

I Rajeshwar Singh Son of Mahavir Singh aged 45 years R/ D-57 Hanuman Nagar Ajmer road Jaipur And Shri Shyam B. Gupta Son of Shri Harish chand gupta resident of 424 panchratan complex fatehpura Udaipur 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 Jaipur on this day of July 30, 2017

For Adarsh Thought Works Pvt. Ltd.

Deponent
Authorised Signatory

For Adarsh Thought Works Pvt. Ltd.

Deponent
Authorised Signatory