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13-Dec-2024 03:56 PM

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SUBIN-RJRJ311310446226072231712W

NATHU RAM SHARMA

Article 4 Affidavit

NA

0

(Zero)

NATHU RAM SHARMA

NA

NATHU RAM SHARMA

100

(One Hundred only)

10

(Ten only)

10

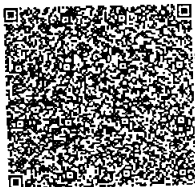
(Ten only)

10

(Ten only)

130

(One Hundred And Thirty only)



₹130

IN-RJ 80825817636134W

QE 0022990419

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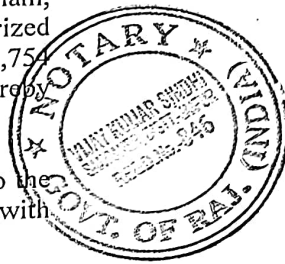
FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration by Nathu Ram Sharma Promoter & Authorized Person for the proposed project- "Pradhan City".

I, Nathu Ram Sharma S/O Ram Gopal Gupta, Aged 55 Years R/O Bagda Ki Dhani, Village-Beelwa, Beelwa Kalan, Jaipur, Rajasthan-302022, Promoter & authorized signatory for the Proposed Project (Pradhan City) situated at Khasra No.747,753,754 Village-Bilwa Kalan, Tehsil- Sanganer, District-Jaipur, State- Rajasthan do hereby solemnly declare, undertake and state as under:



1. The Land is owned by the Promoters of the Project, which have a legal title to the land on which the development of the of the project is proposed is enclosed with application.
2. That the said land is free from all encumbrances.
3. That the time period within which the project "Pradhan City" thereof, as the case may be, shall be completed by promoter is 2024-2026. *11/12/2024*
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 at 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.

ATTESTED

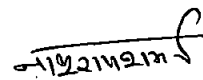
NOTARY

Sanganer, Distt.-Jaipur

13 DEC 2024

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.

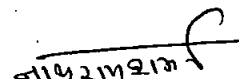

Deponent



Verification

I, Nathu Ram Sharma S/O Jagdish Narayan Sharma, Aged 55 Years R/O Bagda Ki Dhani, Village- Beelwa, Beelwa Kalan, Jaipur, Rajasthan-302022, Promoter & authorized Signatory for the Proposed Project (**Pradhan City**), do hereby verify that the contents in above paras of our above affidavits cum declarations are true and correct and nothing material has been concealed by us therefrom.

We Verify at Jaipur on this 13th December, 2024.


Deponent


ATTESTED
NOTARY 13 DEC 2024
Sanganer, Distt.-Jaipur