



BX 861649

DECLARATION

Affidavit cum Declaration of Mr. Karan Choudhary duly authorized by the Directors of the proposed project vide its/his/their authorization:

I, Mr. Karan Choudhary, Son of Suraj Choudhary aged 38 Years R/O Tes. Sanganer 21 Kuchyawali Dhani Sirsi road bhankrota, Jaipur, 302026 duly authorized by the Directors of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Karan Choudhary, and Mr. Gopal Choudhary who have 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.

ATTESTED
CHENA RAM CHOUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR, INDIA

FOR SURYANSH BROTHER
Suryansh
AUTH. SIGNATORY

10 JAN 2025

05214

10 JAN 2025

100

करन चंदा प्रोपर्टी डेवलपर्स प्राइवेट लिमिटेड

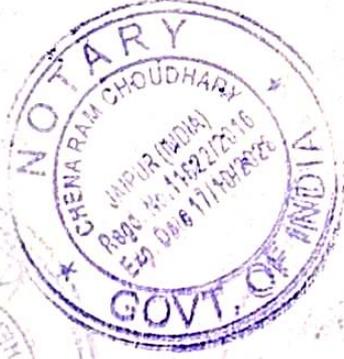
21, गुरुदास काली 61 मी तहलांगरुके वर

शान्ति

अडवेटेश



10 JAN 2025
51/02-03
परिसर, अड



इलस्ट्राम स्टांप अधिनियम, 1998 के अंतर्गत स्टांप शक्ति पर आधारित अधिपत्र	
1. अडवेटेश अडव- (घाट 2-क)-1	100
2. गार जीएन एलसी ज गार 3-ब/पक	20
अडवेटेश के निशान	10
शान्तिपाल बाहर 51/02	



अडवेटेश

Attestation of the Proposed Project...

The proposed project is for the construction of a residential building...

The project is situated in the locality of...

The project is being undertaken by...

The project is being undertaken by...

The project is being undertaken by...

FOR SURATNASH BROTHERS
WITH SIGNATORY

ATTESTED
CHENA RAM CHOUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR, INDIA

10 JAN 2025

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **07.07.2026**.

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 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 any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For SURYANSH BROTHER
Karan
Deponent AUTH. SIGNATORY

Verification

I, Mr. Karan Choudhary, Son of Suraj Choudhary aged 38 Years R/O Tes. Sanganer 21 Kuchyawali Dhani Sirsi road bhankrota, Jaipur, 302026 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 Jaipur on this ____ day of January 2025.

For SURYANSH BROTHER
Karan
Deponent AUTH. SIGNATORY

Karan
ATTESTED
CHENA RAM CHAUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR, INDIA

10 JAN 2025