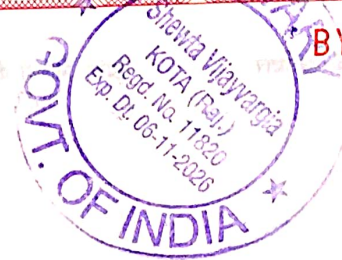


राजस्थान RAJASTHAN



BY 547771

FORM-B

[see rule 3(4)]

DECLARATION

9679  
26/10/2024

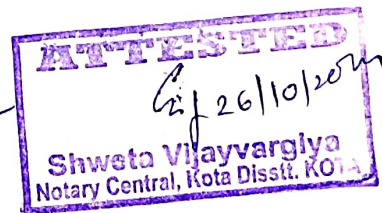
Affidavit cum Declaration of Mr. Mohammad Riyaz Sheikh S/o Mr. Ramzan Sheikh aged 50 years R/o 9, Shakti Vihar, Borkheda, Kota (Raj.), Director cum Authorized Signatory of M/s. Owais Construction Company Private Limited, (PAN: AABCO9108M), Promoter of the proposed project "NANDNI VIHAR" situated at Khasra No. 724/415, Gram Rangtalab Urf kalatalab, the. Ladpura, Dist. Kota (Raj.) 324002 do hereby solemnly declare, undertake and state as under:

1. That the promoter is M/s. Owais Construction Company Private Limited Address 9, Shakti Vihar, Borkheda, Distt. Kota (Raj.) (PAN AABCO9108M) through its Director cum Authorized Signatory Mohammad Riyaz Sheikh S/o. Mohammad Ramzan aged 50 years R/o 9, Shakti Vihar, Borkheda, Dist. Kota (Raj.) 324001, Power of Attorney Holder for the land situated at Khasra No.724/415, Gram Rangtalab Urf kalatalab, the. Ladpura, Dist. Kota (Raj.) 324002 which is owned by Ram Kalyan Suman

Identified By  
Kumar

For Owais Construction Company Pvt. Ltd.

*Mohd Riyaz Sheikh*  
Director



नाम मुद्रांक विक्रेता-सुषमा विजय अनुज्ञा पत्र संख्या 65/2022  
रजिस्टर क्रम संख्या 1052 दिनांक 22/10/2024

मुद्रांक वेल्यु - 50

नाम :- मोहम्मद रियाज शेख पुत्र श्री मोहम्मद रमजान शेख  
नवासी : - शक्ति विहार बोरखेडा कोटा राज0  
प्रयोजन : - Affidavit  
हस्ते क्रेता की दशा में हस्ते का नाम - कुणाल सुमन

राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत स्टाम्प राशि पर प्रभाविता अधिभार		
1. आधारभूत अवसंरचना सुविधाओं हेतु		
(घारा 3-क)-10%	रुपये	5
गाय और उसकी नस्ल के संरक्ष और संवर्धन हेतु		
(घारा 3-ख)-20%	रुपये	10
कुल योग	रुपये	15

क्रेता के हस्ताक्षर

मुद्रांक विक्रेता के हस्ताक्षर

सुषमा





S/o Laxmi Narayan Suman Aged 63 Years residing at Rangtalab Kota (Raj.) 324002 (PAN: CWLPS6249G) having 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.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31.07.2025.
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 we, 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 we, promoter shall take all the pending approvals on time, from the competent authorities.
9. That we, 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 we, 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 Owais Constructor Company Pvt. Ltd.

*[Signature]*  
Director  
Deponent

