



राजस्थान RAJASTHAN

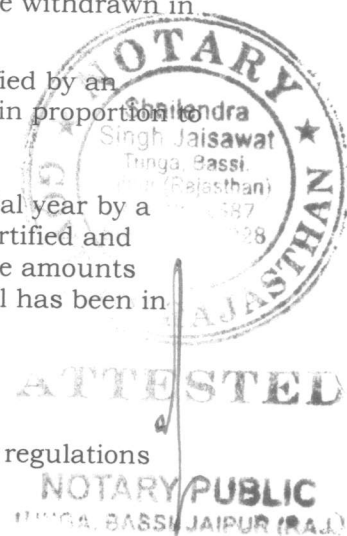
[see rule 3(4)]

CA 666310

**DECLARATION**

**Affidavit cum Declaration of Sunil Kumar Choudhary Son of Shri Nanu Ram Choudhary, duly authorized by the promoter M/s Parth Sarthi Industries, Promoter of the proposed project: "NR Residency"**

- I, Sunil Kumar Choudhary Son of Shri Nanu Ram Choudhary aged 39 R/o Vill Khoor, Tehsil Dantaramgarh, Khood, Sikar, Rajasthan- 332023 Proprietor of M/s Shri Balaji Enterprises, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:
1. The land is owned by M/s Shri Balaji Enterprises through its Proprietor Mr. Sunil Kumar Choudhary who have a legal title to the land on which the development of the proposed project is to be carried out.
  2. That the Promotor has taken a Loan from Shubham Housing Development Finance Company Limited.
  3. That the time period within which the project shall be completed by promoter is **24<sup>th</sup> day of May, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I 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 I shall take all the pending approvals on time, from the competent authorities.
  9. That I 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 I shall not discriminate on the basis of caste, religion, 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.

*[Signature]*  
Deponent **Proprietor**  
**For SHRI BALAJI ENTERPRISES**

#### Verification

I Sunil Kumar Choudhary Son of Shri Nanu Ram Choudhary aged 39 R/o Vill Khood, Tehsil Dantaramgarh, Khood, Sikar, Rajasthan- 332023 Proprietor of M/s Shri Balaji Enterprises, promoter of the proposed project, 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 26<sup>th</sup> day of June, 2025.

Deponent  
**For- SHRI BALAJI ENTERPRISES**  
*[Signature]*  
Proprietor



**NOTARY PUBLIC**  
Jaisawat Bassi, Jaipur (RAJ.)

**26 JUL 2025**