



सत्यमेव जयते



IN-RJ73924128654420W

INDIA NON JUDICIAL

Government of Rajasthan



Certificate No. : IN-RJ73924128654420W
 Certificate Issued Date : 05-Nov-2024 03:22 PM
 Account Reference : NONACC (SV)/ rj3120104/ KOTA/ RJ-KT
 Unique Doc. Reference : SUBIN-RJRJ312010432791761598913W
 Purchased by : MURTAZA ALI
 Description of Document : Article 4 Affidavit
 Property Description : N A
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MURTAZA ALI
 Second Party : MOHAMAD HUSEN
 Stamp Duty Paid By : MURTAZA ALI
 Stamp Duty Payable (Rs.) : 50
 (Fifty only)
 Surcharge for Infrastructure Development (Rs.) : 5
 (Five only)
 Surcharge for Propagation and Conservation of Cow (Rs.) : 5
 (Five only)
 Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5
 (Five only)
 Stamp Duty Amount(Rs.) : 65
 (Sixty Five only)

Handwritten signature

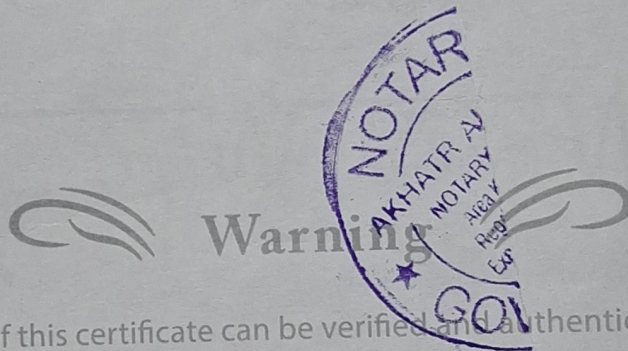
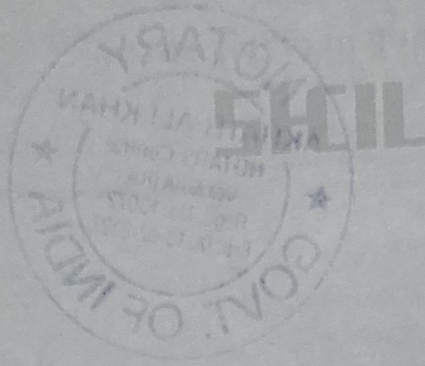


ATTESTED
(Handwritten signature)
(AKHTAR ALI KHAN)
 Notary (Central) KOTA, (Raj.)

QE 0008388560

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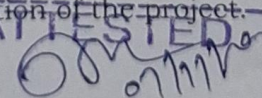
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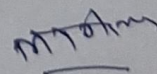
FORM-B
[See rule 3(4)]
DECLARATION

Affidavit cum Declaration of Promoter of the proposed project
"Burhani Park -II"

I, Murtaza S/O Mr. Jafar Ali having registered address, Royal Tower, Tipta Kota (Rajasthan) In reference to our project "Burhani Park -II", situated at Khasra No. - 492 part (New 606/492), 493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, Rajasthan promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. The land is owned by 1. Akbar Ali 2. Mehndi Hussain 3. Hashim 4. Jamin Hussain 5. Safdar Hussain 6. Abbas Ali 7. Mustafa Ali 8. Tayyab Ali 9. Hussain 10. Shabbir Hussain executed a General Power of Attorney in favor of Mr. Murtaza on dt. 04.01.2024. Which is registered at SRO, Kota at S.No. 202403123000001 who Have/has a legal title to the land on which the development of the proposed project is to be carried out and legally valid authenticated copy of POA between such owner and Mr. Murtaza 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**.
3. That the time period within which the project or phase thereof as the case be shall be complete by the promoter on or before **20/08/2025**
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottee 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 engineer and an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

ATTESTED

(AKHTAR ALI KHAN)
Notary (Central) KOTA, (Raj.)



7. That Promoter shall get the accounts audited within six months after the end of the 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 the allottee at the time of allotment of any plot on any ground.

Verified by me at Kota on this 06.11.2024



Murtaza
Deponent

VERIFICATION

I, Murtaza S/O Mr. Jafar Ali having registered address, Royal Tower, Tipta Kota (Rajasthan) In reference to our project "Burhani Park -II", situated at Khasra No. - 492 part (New 606/492), 493 Part (New 607/493) Village-Ramnagar, Tehsil:-Ladpura Dist. Kota, Rajasthan promoter of 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 therefrom.

Verified by me at Kota on this 06.11.2024

Murtaza
Deponent

Identified by

