



राजस्थान RAJASTHAN

FORM-B

BY 548518

[See rule 3(4)]

DECLARATION

Affidavit Cum Declaration of "AYODHYA RESIDENCY" Through Its Promoter Mr. Sharad Choudhary of the Proposed Project.

I **Sharad Choudhary** S/o Iqbal Singh aged 54 years R/o M.No. 1, Guru Kripa Colony, Choudhary Krishi Farm, Sogariya Road, Bheemganjmandi, Kota, Rajasthan, Do Hereby Solemnly Declare, Undertake And State As Under: -

1. the land is owned by **Sh. Ramdev Veelwal (Other Promoter)** executed a General Power of Attorney in favor of **Sh. Sharad Choudhary** S/o Late Sh. Iqbal Singh on dt. 30.05.2022. Which is registered at SRO, Kota at B.No. 4, V.No. 103, S.No. 202203123400122, P.No. 102 on dt. 30.05.2022 who have/has 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 POA between such owner and **Sh. Sharad Choudhary** S/o Late Sh. Iqbal Singh (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.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **25.10.2025**

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

A circular notary seal in purple ink. The outer ring contains the word "NOTARY" at the top and "GOVT. OF" at the bottom. Inside the ring, the name "AKSHAT ALKHATIR" is written in a semi-circle. Below the name, it says "Area KOTA", "Regd. No.", and "Exp. DL 13". There is a small star symbol on the left side of the seal.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / 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 I / 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.

Sharad Choudhary
Deponent

Verification

I **Sharad Choudhary** S/o Lt.Sh. Iqbal Singh aged 54 years R/o M.No. 1, Guru Kripa Colony, Choudhary Krishi Farm, Sogariya Road, Bheemganjmandi, Kota, Rajasthan 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 kota on this **06.10.2024**

Identified by
Sharad Choudhary



Sharad Choudhary
Deponent