



राजस्थान RAJASTHAN

BS 592052

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Nirmal Kumar Kedia duly authorized by the promoter of the proposed project vide authorization dated 24-01-2024.

I, **Nirmal Kumar Kedia** S/o **Shiv Kumar Kedia** aged about **44 years** R/o **Kedia House, Near NadiKaPhatak, Murlipura, Jaipur-302039** duly authorized by the promoter "**M/s Kedia Landmark Limited Liability Partnership**" of the proposed project "**Keshvam Homeland Pratham**" do hereby solemnly declare, undertake and state as under:

1. That promoter "**M/s Kedia Landmark Limited Liability Partnership**" has 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 **31st December, 2029** (Project Completion Date).
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

**NOTARY PUBLIC
(GOVT. OF INDIA)**

For KEDIA LANDMARK LLP

Authorised Signatory

30 JAN 2024

क्रमांक 10884 दिनांक 29/01/24

मुद्रांक का मूल्य 100/-

क्रेता का नाम जेडिआ प्रोपर्टीज LLP

पता प्लॉट नं. 205, 29445

मुद्रांक खरीदने का आशय प्रीर जेडिआ प्रोपर्टीज 29/01/24

उपरोक्त विवरण

स्टाम्प विवरण 21/12

490-ए, राजस्थान विधान सभा, जयपुर

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| राजस्थान विधान सभा के अन्तर्गत |
| स्टाम्प विवरण |
| 1. आधारभूत (धारा 3 -क) 100/- |
| 2. गाय और विकास और संवर्धन हेतु (धारा 3-ग) के अन्तर्गत आयदाओं एवं अन्य विधित्त आयदाओं के निवारण हेतु 10+10) 20 % 20/- |
| कुल योग 300/- |
| प्रमाणित स्टाम्प विक्रेता |

- 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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 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 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

Deponent

For- M/s Kedia Landmark Limited Liability Partnership

For KEDIA LANDMARK LLP

Authorised Signatory
Nirmal Kumar Kedia

(Authorized Signatory)

VERIFICATION

I, **Nirmal Kumar Kedia** S/o **Shiv Kumar Kedia** aged about **44 years** R/o **Kedia House, Near NadiKaPhatak, Murlipura, Jaipur-302039** 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.

For KEDIA LANDMARK LLP

Authorised Signatory
Deponent

NOTARY PUBLIC
(GOVT. OF INDIA)

30 JAN 2024