

राजस्थान RAJASTHAN

FORM-B

08 FEB 2024

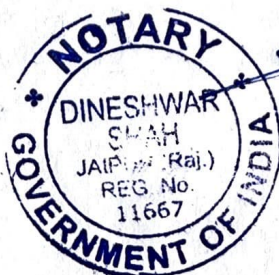
[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Tara Chand Choudhary partner of M/s. STAR DEVELOPERS promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 11/03/2024:

I, Tara Chand Choudhary Son of Mr. Banna Ram Choudhary aged 45 , R/o 23, Hanuman Vatika Colony, VKIA Road no 14, Sikar Road ,Jaipur promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The land is owned by Omprakash Kaushik ,Vijay Prakash Kaushik, Chandra Prakash Kaushik, Ashok Kaushik, Shashi Mohan Kaushik, Nikhil Kaushik, Alok Kaushik, Sushila Kaushik, Pankaj Kaushik, Kunal Kaushik, Urmila Kaushik, Devyani Kaushik, Seema Kaushik and Shivani Kaushik 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 agreement between such owner and 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.



ATTESTEL

DINESHWAR SHAH
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

13 MAR 2024

For STAR DEVELOPERS
Tara Chand Choudhary
PARTNER

रजि.नं. 11693 दिनांक:- 12 MAR 2024

मुद्रांक/स्टाम्प का मुल्य:- 50

नाम:-

पिता/पति का नाम:- शरद डवलपर्स

निवास/पता:- F.126 3 जंति टख विद्यालय बंगलूर

मुद्रांक/स्टाम्प खरीदने का आधार:- शायफा

P. S. D. S.

G-34, टयुलिप एन्कलेव,
सैन्ट्रल स्पाईन, विद्याधर नगर,
जयपुर, लाईसन्स नं:- 10/2012

12 MAR 2024

स्टाम्प क्रेता के हस्ताक्षर

स्टाम्प क्रेता का नाम

मोबाईल नं:-

आधारकार्ड नं:-

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प
राशि पर प्रभारित अधिभार

1- आधारभूत संरचना सुविधाओं हेतु
(धारा 3-क)-10% रुपये:- 05

2- गाय और उसकी नस्ल के संरक्षण और संवर्धन
हेतु (धारा 3-ख)-10% रुपये:- 05

3- प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं
के निवारण हेतु (धारा 3-ख)-10% रुपये:- 05

कुल योग-30% रुपये:- 15

P. S. D. S.

हस्ताक्षर स्टाम्प वेन्डर

पंकज अग्रवाल ला0 नं:- 10/2012

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31/03/2028..
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 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 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.

For STAR DEVELOPERS

PARTNER

Deponent

Verification

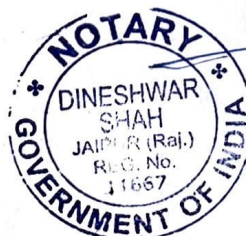
I, Tara Chand Choudhary, Son of Mr. Banna Ram Choudhary aged 45 R/o 23, Hanuman Vatika Colony, VKIA Road no 14, Sikar Road, Jaipur do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For STAR DEVELOPERS

Verified by me at Jaipur on this 12th day of March, 2024.

PARTNER

Deponent



ATTESTEL

DINESHWAR SHAH
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

13 MAR 2024