

FORM 'B'

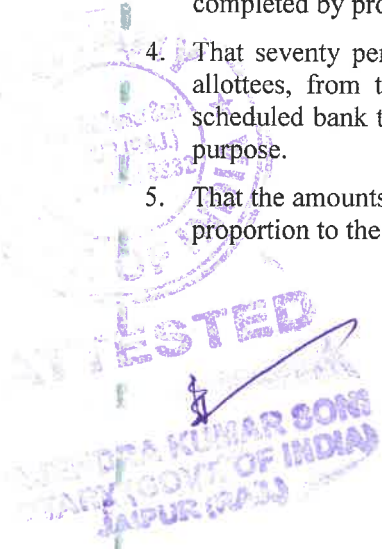
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Tushar Padalkar duly authorized by the Promoter of the proposed Project vide its authorization dated 10.01.2023.

I, **Tushar Padalkar** S/o Shri Suresh Ramchandra Padalkar, having office at 401, 3rd Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur-302015, Rajasthan duly authorised by the Promoter for the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the land is owned by M/s K GK Real Estate Private Limited who has the 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 (Ashiana Housing Limited) 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 October 2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



30 OCT 2024

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



For Ashiana Housing Limited

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Authorised Signatory
(Deponent)

Verification

I, **Tushar Padalkar** S/o Shri Suresh Ramchandra Padalkar, having office at 401, 3rd Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur-302015, 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 **Jaipur** on this 30th day of October, 2024.

For Ashiana Housing Limited

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Authorised Signatory
(Deponent)



30 OCT 2024

