

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

FORM-B

[See rule 3(4)]
DECLARATION

BV 864411

I, Bhawani Singh Choudhary Son of Mr. Shyoji Ram Choudhary aged about 34 years R/o 44, Ladu ki Dhani, Near Iskcon Temple, Dholai, Mansarovar, Jaipur, Rajasthan-302020 duly authorized by the Quality King Constructions Company who is the promoter of the proposed project "AYANSH PRIME-24" situated at Plot No. A-12 (N.P.) & A-13, Scheme- Chopra Enclave, Mansarovar, Village- Ganpatpura, Tehsil- Sanganer, District-Jaipur, State-Rajasthan do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / 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 30.09.2026.

4. That seventy percent 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.

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

02 JUL 2024

For Quality Kings Constructions Company


Partner



कमांक 1982 दिनांक 1 JUL 2024

क्रेता का नाम
पिछा का नाम
निवासी
मुद्रक


प्रकाश चन्द जैन

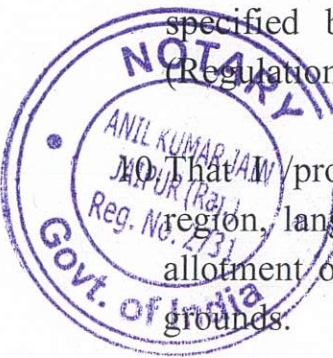
स्टाम्प विविधता लाईसन्स नं. 95/15

शॉप नं. 2, नन्दपुरी मार्केट, हवा सड़क, जयपुर


राजस्थान स्टाम्प अधिनियम 1973 के अन्तर्गत
स्टाम्प सशि पर प्रयुक्त अवसर
1- प्रारम्भिक अवसर पर प्रयुक्त - 10 प्रतिशत
(धारा 3-क)
2- गाय और उसकी माल के संरक्षण और सम्पत्ति हेतु
(धारा 3-ख)/प्राथमिक आपदाओं एवं अन्य निमित्त
आपदाओं के निवारण हेतु - 20 प्रतिशत
कुल योग

प्रकाश चन्द जैन

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

BHAWANI SINGH CHOUDHARY
Deponent

For Quality Kings Constructions Company


Partner

02 JUL 2024