



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Ganga Ram Choudhary Son of Shri Jodha Ram Choudhary, duly authorized by the promoter M/s Parth Sarthi Industries, Promoter of the proposed project: "Parth Elegance"

I, Ganga Ram Choudhary Son of Shri Jodha Ram Choudhary aged 51 R/o Plot no.8, Officers Enclave, Kalwar Road, Gokulpura, Jhotwara, Jaipur-302012 duly authorized by the promoter M/s Parth Sarthi Industries do hereby solemnly declare, undertake and state as under:

1. The land is owned by M/s Parth Sarthi Industries through its Partner Mr. Ganga Ram Choudhary who have a legal title to the land on which the development of the proposed project is to be carried out.
2. The Land is Free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **4th day of December, 2026.**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawals in proportion to the percentage of completion of the project.
7. That I 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

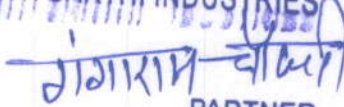


27 DEC 2023

For PARTH SARTHI INDUSTRIES

PARTNER

10. That I shall not discriminate on the basis of caste, religion, 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 PARTH SARTHI INDUSTRIES

PARTNER
Deponent

Verification

I Ganga Ram Choudhary Son of Shri Jodha Ram Choudhary aged 51 R/o Plot no.8, Officers Enclave, Kalwar Road, Gokulpura, Jhotwara, Jaipur-302012 duly authorized by the promoter M/s Parth Sarthi Industries, 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 22nd day of December, 2023.

For PARTH SARTHI INDUSTRIES

DePARTNER



ATTESTED


Notary Public, Jaipur

27 DEC 2023