



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Gopal Choudhary Son of Shri Balu Ram Choudhary, duly authorized by the promoter of the proposed project: "Balji Urban Park"

- I, Gopal Choudhary Son of Shri Balu Ram Choudhary aged 41 R/o A-119-122, Ganga Sagar-B, Vaishali Nagar, Jaipur-302021, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:
1. The land is owned by M/s Balaji Construction through its partner Mr Gopal 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 **15th day of December, 2024.**
 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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



Balaji Construction

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.
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.

M/s Balaji Construction
Partner
Deponent

Verification

I Gopal Choudhary Son of Shri Balu Ram Choudhary aged 41 R/o A-119-122, Ganga Sagar-B, Vaishali Nagar, Jaipur-302021, 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 1st day of February, 2022.

M/s Balaji Construction
Partner
Deponent



ATTESTED

NOTARY

JAIPUR (RAJASTHAN)

15 FEB 2022