

भारतीय गैर न्यायिक

पचास

रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

FORM-B

राजस्थान RAJASTHAN

[see rule 3(4)]

DECLARATION

P 676563

14 JUL 2017
5
Affidavit cum Declaration of Mr. Ram Babu Agarwal, duly authorized by the promoter of the proposed project vide its authorization dated 30.06.2017:

1. Ram Babu Agarwal Son of Shri Madan Lal Agarwal aged 47 years R/o H-55, Jhakhareswar Marg, Bani Park, Jaipur (Raj), duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details- The Promoter has obtained construction finance to the tune of Rs. 35.00 crore from Oriental Bank of Commerce in terms of Sanction / Offer Letter dated 15.02.2017 and created security on the Scheduled Land by way of mortgage in favour of Oriental Bank of Commerce. Further, there is an exclusive charge on all receivables amounts arising out of or in connection with the Said Project etc.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is March, 2019.
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.

Attested

Notary Public
Jaipur (Raj.)

28 JUL 2017



21 JUL 2017

21 JUL 2017

राज्य क्र.स. 3478 दिनांक

मुद्रांक का मुख्य 50 ला. नं. 29/2002

मुद्रांक प्रेस का नाम शमल किल्ड इवाजपति 100

पिता व पति का नाम शमल किल्ड इवाजपति 100

पता

प्रयोजन

क्रेता के हस्ताक्षर

द्वारा प्रमाणित
स्टाम्प ला. नं. 29/2002
कलेक्ट्रेड परिसर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1973 के अन्तर्गत स्टाम्प सचि पर प्रमाणित	100 के
आवश्यक अन्तर्गत अधिनियम	100 के
मिठा 2-100-100	100 के
2. गान्धी जी 100 के	100 के
100 के	100 के
हस्ताक्षर स्टाम्प	100 के



GOVERNMENT OF RAJASTHAN
JAYPUR

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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


Deponent

Verification

I, Ram Babu Agarwal Son of Shri Madan Lal Agarwal aged 47 years R/o H-55, Jhakhareswar Marg, Bani Park, Jaipur (Raj), 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.

Verified by me at 28 on this 07 day of 2017.


Attested


Deponent

28 JUL 2017
Notary Public
Jaipur (Raj.)