



राजस्थान RAJASTHAN

राजस्थान स्टाम्प अधिनियम 1998 के
अनुसार स्टाम्प राशि पर प्रभारित अधिष्ठाता
1. कागजात का स्वामित्व सुनिश्चित हेतु
(मूल: 10/-) 10/-
2. मूल का प्रमाणित प्रतिलिपि हेतु
(प्रति: 10/-) 10/-
का [see rule 3(4)]

AN 233457

DECLARATION

Affidavit cum Declaration of Mr. Om Prakash Toshniwal duly authorized by the promoter-M/s Swastik Luxury Buildsky LLP of the new project vide its authorization dated 07.03.2018:

I Om Prakash Toshniwal Son of Shri Ram Chandra Toshniwal aged 65 years R/o House No.98, Suzuki Enclave, Chittor Road, Bhilwara-311001 duly authorized by the promoter of the new project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is going to be started.

2. That the said land is free from all encumbrances except 14383 sqft mortgage in favor of M/s. Laxmi Narayan, Bhilwara.

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 05.03.2021. (05 March, 2021)

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.

SIGNATURE ATTACHED

RAMPAL SHARMA
Notary Public
Bhilwara, Raj. (Govt. of India)



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter 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 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.



रामचंद्रा तशनीवाल

Deponent

Verification

I, Om Prakash Toshniwal Son of Shri Ram Chandra Toshniwal aged 65 years R/o House No.98, Suzuki Enclave, Chittor Road, Bhilwara-311001 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 Bhilwara on 27.03.2018

रामचंद्रा तशनीवाल

Deponent

Deponent's Name and Signature before
me and Admitted the Contents to be
True Hence Accepted

28.3.18
RAMPAL SHARMA
Notary Public