

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

JUN 2020

FORM-B
[See rule 3(4)]
DECLARATION

AL 482478

Affidavit cum Declaration of SURENDAR NAWAL promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its/his/their authorization dated 11.08.2020.

I SURENDAR NAWAL Son of BHIKHA RAM NAWAL aged about 49 R/o Nawal Niwas, Udai Ramsar, Bikaner, Rajasthan-334402 promoter of the proposed project/ duly authorized by the promoter of the proposed project 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

Or

The land is owned by Mrs. SURJI DEVI & Mr. SEVARAM who have/has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.

ATTESTED

Anil Kumar Jain
of India

For GROUND CRAFTS INFRA PVT. LTD.

Director/Authorized Signatory

क्र०स० 6597

दिनांक 17.08.2020

क्रेता का नाम— Ground Craft Infra Pvt. Ltd.

पिता/पति का नाम —

निवासी — जोधपुर

मुद्राक 50/- वास्ते — शपथपत्र

प्रकाश चन्द जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

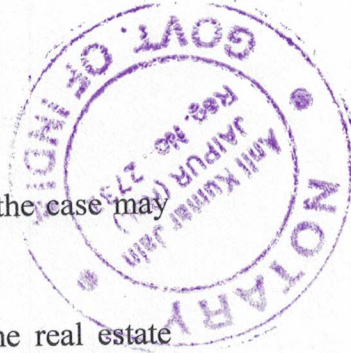
राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) — 10 प्रतिशत	= 5 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु — 20 प्रतिशत	= 10 रु/-
कुल योग =	15 -रु.
हस्ताक्षर स्टाम्प वेण्डर	

For GROUND CRAFTS INFRA PVT. LTD.

Director/Authorized Signatory

ATTESTED

Full Signature & Stamp

- 
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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 **31.12.2023**.
 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 / 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 an

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (RAJ.)

25 AUG 2020

For GROUND CRAFTS INFRA PVT. LTD.


Director/Authorized Signatory
Deponent

Verification

I **SURENDAR NAWAL** Son of **BHIKHA RAM NAWAL** aged about **49** R/o Nawal Niwas, Udai Ramsar, Bikaner, Rajasthan-334402 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 _____ on this _____ day of _____

For GROUND CRAFTS INFRA PVT. LTD.

Director/Authorized Signatory

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (RAJ)

25 AUG 2020