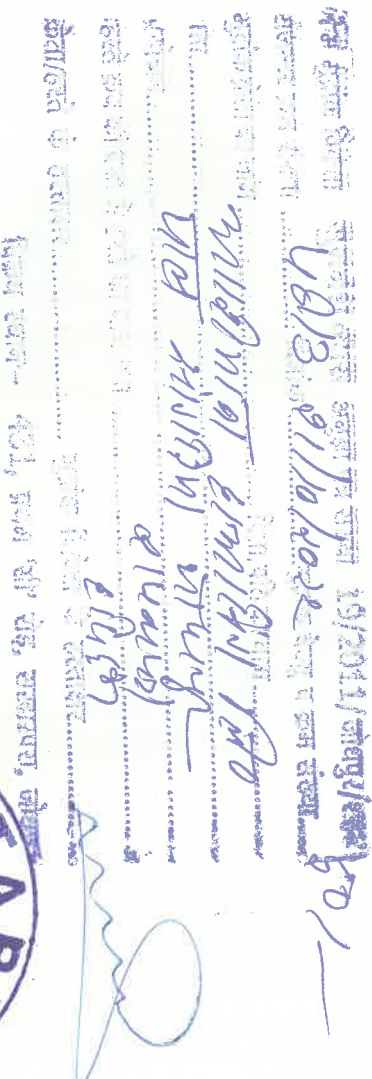




[see rule 3(4)]

1. Jitendra Bohra S/o Sh. Virendra Bohra , aged 51 years, having office at **Ashiana Dwaraka-Pal-Sangariya Link Road, Near DPS, Jodhpur-342013** duly authorised by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Mr. Manoj Kumar Vyas (Land Owner) who have/has a legal title to the land on which the development of the proposed project is to be carried out. The Land Owner and Promoter i.e. Ashiana Housing Limited entered into a Development Agreement dated 17th January 2013 read with supplementary agreement dated 8th November 2013, 10th January 2020, 03rd March 2020 for the development of the project on the land. 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.

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 the Promoter is 31.07.2026.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in Practice that the withdrawal is in proportion to the percentage of completion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.

For ASHIANA HOUSING LTD

~~Author's Signatory~~

NOTARY, JODHPUR

21-10-2022

7. That the 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 the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That the 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.



Verification

I, Sitendra Virender Bohra S/o Shri Bohra, having office at Ashtiana Dwaraka, Pal-Sangariya Link Road, Near DPS, Jodhpur-342013, Rajasthan 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 Jodhpur on this 21st day of Oct-2022

Bohra
IDENTIFIED BY

For ASHIANA HOUSING LTD

Bohra
Authorise Signatory

DEPONENT

Signature I.D. of Sitendra s/o Virender
Identified by Harvik S/o Mahendra ji
(351.6. 284379487081)

ATTESTED
Bohra
NOTARY, JODHPUR
21-10-2022