

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE

HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



राजस्थान RAJASTHAN

FORM-B

[See rule 3(4)]

DECLARATION

BV 874396

Affidavit cum Declaration of Promoter of the proposed project
"SHUBH DIAMOND TOWNSHIP"

I, **Ishwar Lal Saini S/o Late Sh. Ghasi Lal** having registered address-
A/R 86 R.k puram, Engineering College, Kota (Rajasthan.)-324010
(Promoter) of Proposed Project "**SHUBH DIAMOND TOWNSHIP**",
situated at, Khasra No. 172, 304/173 & 298/171 (West Part) Village-
Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008, promoter of
proposed project do hereby solemnly declare, undertake and state as
under:

1. The owners of the land are **1. Jitendra** S/o Hajari lal,
2. Devkaran S/o Hajari lal, **3. Dhanpal** S/o Hajari lal, **4.**
Rajkumar S/o Hajari lal, who have a legal and valid title to the
land on which project is proposed have executed Registered POA
and MOU With **Sh. Ishwar Lal Saini S/o Late Sh. Ghasi Lal**
(Promoter) development of the project is to be carried out and a legally
valid authentication of title of such land along with an authenticated copy
of the agreement of the real estate project thereof 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
be shall be complete by the promoter on or before **26.03.2026**

IDENTIFIED BY
xexhak

पुष्पक

ATTESTED
ISHAQ MOHAMMAD
NOTARY, KOTA (RAJ.)

Isht

2-21-26, तिथि का, कोटा

रजिस्ट्रार-पब्लिक प्रशासक

कोटा जिले के प्रशासक



SHAM MOHAMMAD
21/12/95

6/4

रजिस्ट्रार का नाम

पता

पता

पता/पता

पता

3/12/95

रजिस्ट्रार का नाम

TESTED

AMMA
(A R)

4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottee 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by engineer and an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of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 the 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 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 the allottee at the time of allotment of any plot on any ground.

Verified by me at Kota on this 04.02.2025


Deponent



VERIFICATION



I, **Ishwar Lal Saini** S/o Late Sh. Ghasi Lal having registered address- A/R 86 R.k puram, Engineering College, Kota (Rajasthan.)-324010 (Promoter) of Proposed Project "**SHUBH DIAMOND TOWNSHIP**", situated at, 172, 304/173 & 298/171 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008 Promoter of proposed project. 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 Kota on this 04.02.2025

Deponent

