

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. ASHOK BAHETI promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated August 5, 2020:

I, ASHOK BAHETI Son of Shri R. D. Baheti aged 60 Yrs. R/o "Shree-Kunj", G-8A, Baheti Marg, Bani Park, Jaipur-302016 (Rajasthan) promoter of the proposed project / duly authorized by the promoter of the proposed project ("MAHESH VATIKA" situated at khasra number 453/9 and 453/10 village- Machwa, Jaipur, Rajasthan) 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 Mr. ASHOK BAHETI S/o Shri R. D. BAHETI 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.
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 31st March 2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

5 AUG 2020

क्रमांक 1192 दिनांक
 मद्रास का मूल
 कंग का नाम श्री. मोहनदास
 पिता श्री. श्री. म. म. म. म. म.
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रा. वि. जी. ए.
 ला. स्टाम्प विक्रेता
 D.A. परिसर जयपुर
 आन 2346/01

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प शुल्क पर प्रभाविता अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (काग 3-क) - 10% रुपये	5
2. गाय और जंगली पशु के रखरखाव और देखरेख हेतु / पशुविक्रय अपराधी एवं मानव विकास आधारों के निवारण हेतु (काग 3-ख) - 20% रुपये	10
कुल राशि	15
रा. वि. जी. ए. ला. स्टाम्प विक्रेता D.A. परिसर जयपुर आन 2346/01	

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.


(Ashok Baheti)

Verification

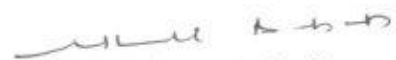
I, ASHOK BAHETI Son of Shri R. D. Baheti aged 60 Yrs. R/o "Shree-Kunj", G-8A, Baheti Marg, Bani Park, Jaipur-302016 (Rajasthan. Promoter of the proposed project named "Mahesh Vatika" situated at khasra number 453/9 and 453/10 village- Machwa, Jaipur, Rajasthan do hereby verify that the contents in Para No. 1 to 10 of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 05th day of August' 2020.



ATTESTED


NOTARY PUBLIC
JAIPUR (RAJ.)


(Ashok Baheti)

6 AUG 2020