



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



Affidavit cum Declaration of Mr. Ram Babu Agarwal, duly authorized by the promoter of the proposed project vide its authorization dated 30.06.2017:

I, Ram Babu Agarwal Son of Shri Madan Lal Agarwal aged 47 years R/o H-55, Jhakhaheswar Marg, Bani Park, Jaipur (Raj), duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
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 February, 2018.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

RAM

Notary Public
Jaipur (Raj.)

2 AUG 2017

31 JUL 2017

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राज. क्र. 3874 दिनांक

मुद्रांक का नुम्ब. 50 ला. नं. 29/2002

मुद्रांक केतल का नाम आलम बिल्ड इन्वपर्स लि

पिता व पति का नाम आलम (सोबुम्प)

पता

प्रयोजन

केता के हस्ताक्षर

आलम बिल्ड इन्वपर्स लि

रजि. ला. नं. 29/2002

कलक्ट्रेट का नाम

31 JUL 2017

राजस्थान रजि. अधिनियम, 1998 के अन्तर्गत रजि. ला. नं. 29/2002	
अथवा इस अधिनियम के अन्तर्गत	
1. इस अधिनियम के अन्तर्गत	51-
2. इस अधिनियम के अन्तर्गत	51-
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आलम बिल्ड इन्वपर्स लि	

31 JUL 2017

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.
11. That the draft Agreement for Sale attached with our aforesaid application is based on model draft given as Form G in the Rajasthan Real Estate (Regulation and Development) Rules, 2017. That the draft Agreement for Sale is not in derogation of or inconsistent with the Real Estate Regulation and Development Act, 2016 and the rules made there under.


Deponent

Verification

I, Ram Babu Agarwal Son of Shri Madan Lal Agarwal aged 47 years R/o H-55, Jhakhareswar Marg, Bani Park, Jaipur (Raj), do hereby verify that the contents in para No. 1 to 11 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this _____ day of _____.


Deponent



Attested


Notary Public
Jaipur (Raj.)

12 AUG 2017