

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

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

AF 397600

Affidavit cum Declaration of MANISH BHATIA promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 21.10.2019

I MANISH BHATIA Son of PITAMBER BHATIA aged 34 R/o C-341 A, HANS MARG, MALVIYA NAGAR, GATOR, JAIPUR, RAJASTHAN-302017 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 SHAKTI SINGH URF SHAKTIK SINGH 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.

Swadeshi Real Estate:

Partner

ATTESTED

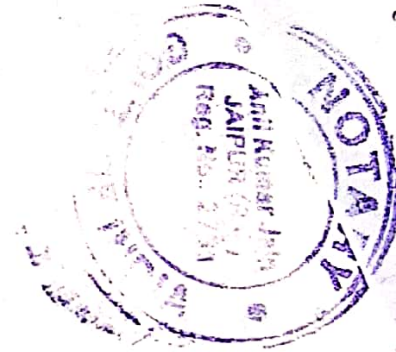
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

23 OCT 2019

क्रमा संख्या: 11224 दिनांक 23-OCT 2019

एकमा:
नाम:
पिता/पति का नाम:
पता:
वास्ते:

ह. मुद्रांक विक्रेता
कृष्ण कुमार भाटिया
स्थान वेन्डर
ला. नं. 10/99
पं. नं. 3/768 मालवीय नगर



राजस्थान रवाय व्यवस्थित, 1998 के अन्तर्गत	
रवाय राशि पर उपासीय अधिभार	
1. आधारभूत अधिभार राशि देव	5/-
2. नाम और पत्नी राशि के संयोजन और राशि देव	5/-
कुल राशि	10/-
र. नं. 3/768 मालवीय नगर	

2. That the said land is free from all encumbrances.

Or

~~That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **11-11-2023**.

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.

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JALPUR (Guj)

23 OCT 2019

Swadeshi Real Estate

Partner

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

Swadeshi Real Estate

Deponent

Verification

I MANISH BHATIA MANISH BHATIA Son of PITAMBER BHATIA aged 34 R/o C-341 A, HANS MARG, MALVIYA NAGAR, GATOR, JAIPUR, RAJASTHAN-302017 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

Swadeshi Real Estate

Partner
Deponent

ATTESTED
Anil Kumar Jain
Notary (Govt of India)
JAIPUR (Raj)

23 OCT 2019