



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Ms. Royal Orchid promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 19 September 2017:

I, Ayush Choudhary Age 35 S/O Lokesh Choudhary, Anish Choudhary Age 28 S/O Lokesh Choudhary, Sushil Choudhary Age 48 S/O Lt. BL Choudhary, Sachin Choudhary Age 35 S/O Ds Choudhary Resident Of Udaipur promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. 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 M/S Royal Orchid 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.

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

1. 3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is Jan 2022

1. 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.

1. 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

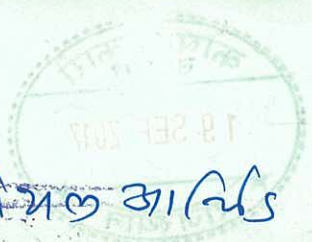
1. 6. That the amounts from the separate account shall be withdrawn only after it is



For ROYAL ORC.
Ayush
Partner

For ROYAL C.
Ayush
Partner/Partner

SIGN MARKS / PHOTIC
ATTESTED
PRAKASH CHANDRA KAVDIA
NOTARY, DISTT UDAIPUR
REG. NO. 591



100 रु. 49,007 रोमल कार्ड्स
 पिता श्री जाति रस बच
 निवासी हमसे श्री मरु
 वासी 25/09/17
 को दिया गया।

भुवाक निरुक्त
 महेश काठारी
 जेशन कोर्ट पोरसर, उदयपुर
 ला. नं. 1/00

राजस्थान स्टांप अधिनियम, 1998 के अन्तर्गत स्टांप राशि पर प्रसारित अधिभार	
1. आधारभूत अवरसंचना सुविधाओं हेतु (धारा 3-क) - 10% रुपये	10
2. मीय और लसली चरवा के लिये (धारा 3-ख) - 10% रुपये	10
हस्ताक्षर स्टांप तैयारी	10

NOTARY
 PRAKASH CHANDRA
 KADIA
 25/09/17

ATTESTED
 RAJESH KADIA
 25/09/17

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.

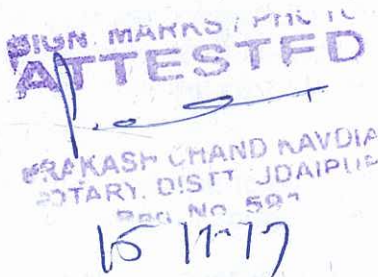
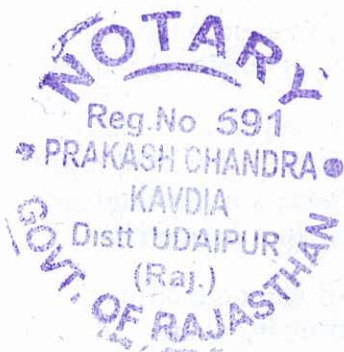
1. 7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts 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. 8. That I /promoter shall take all the pending approvals on time, from the competent authorities.
8. 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.
8. 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.

Verification

Ayush Coudhary Age 35 S/O Lokesh Choudhary ,Anish Choudhary Age 28 S/O Lokesh Choudhary, Sushil Choudhary Age 48 S/O Lt. BL Choudhary, Sachin Choudhary Age 35 S/O Ds Choudhary Resident Of Udaipur

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 Udaipur on this __19__ day of __september 2017.



For ROYAL ORCHID
Deponent
[Signature]
Partner

For ROYAL ORCHID
Deponent
[Signature]
Partner