

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

03 NOV 2020

अलवर (राजस्थान)

AP 197752

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

Affidavit cum Declaration of ASHOK KUMAR MADAN duly authorized by the promoter of the proposed project vide its/his/their authorization dated 01.12.2020

I, ASHOK KUMAR MADAN Son of LATE SHRI RAM LAL MADAN aged 54 R/o P. NO. 107, ADARSH COLONY (DAUDPUR), ALWAR 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 _____ 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.

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.

ATTESTED

NOTARY K. L. SAINI
JAIPUR (INDIA)

10 DEC 2020

क.ल.सैनी

राजस्थान स्टाम्प अधिनियम, 1998 के अधीन स्टाम्प राशि पर प्रभारित अधिभार	
आधारभूत अवसरचना सुविधाओं हेतु (धारा 3 क)-10 प्रतिशत	5/-
गाय और उसकी नस्ल के संरक्षण और संवर्धन (धारा 3 ख)-20 प्रतिशत	10/-
कुल योग रु. 15/-	

स्टाम्प विक्रेता निर्मला जायसवाल लाईसेन्स नं. 505/12, तहसील परिसर अलवर

रजि० क्रमांक 4681 कीमती 50/-रु० दिनांक 4-12-202

नाम अशोक भट्ट पुत्र/पत्नी/पुत्री शमलाल भट्ट

निवासी- 107, आदर्श कॉलोनी, शाक्यपुर फाटक, अलवर

वास्ते 2 जरिये 2

विक्रयशर्मा

ह० केता

ह० विक्रेता Neeam



ATTESTED

NOTARY K. L. SAH
MAHARAJGARH (INDIA)

2020

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **31.12.2025**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.
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.



ATTESTED

NOTARY K. L. SAIN
JAIPUR (INDIA)

10 DEC 2020

क. अ. मदन

(ASHOK KUMAR MADAN)
Executive Engineer
Urban Improvement Trust, Alwar
(Deponent)

Verification

I, **ASHOK KUMAR MADAN** Son of **LATE SHRI RAM LAL MADAN** aged **54** R/o **P. NO. 107, ADARSH COLONY (DAUDPUR), ALWAR** 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

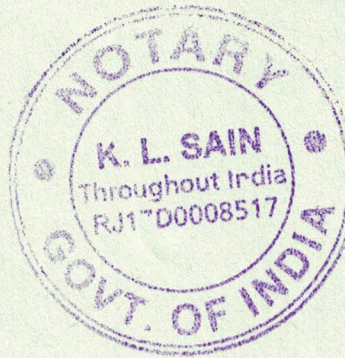
अ.क.म.

(ASHOK KUMAR MADAN)

Executive Engineer

Urban Improvement Trust, Alwar

(Deponent)



ATTESTED

NOTARY K. L. SAIN
JAIPUR (INDIA)

10 DEC 2020