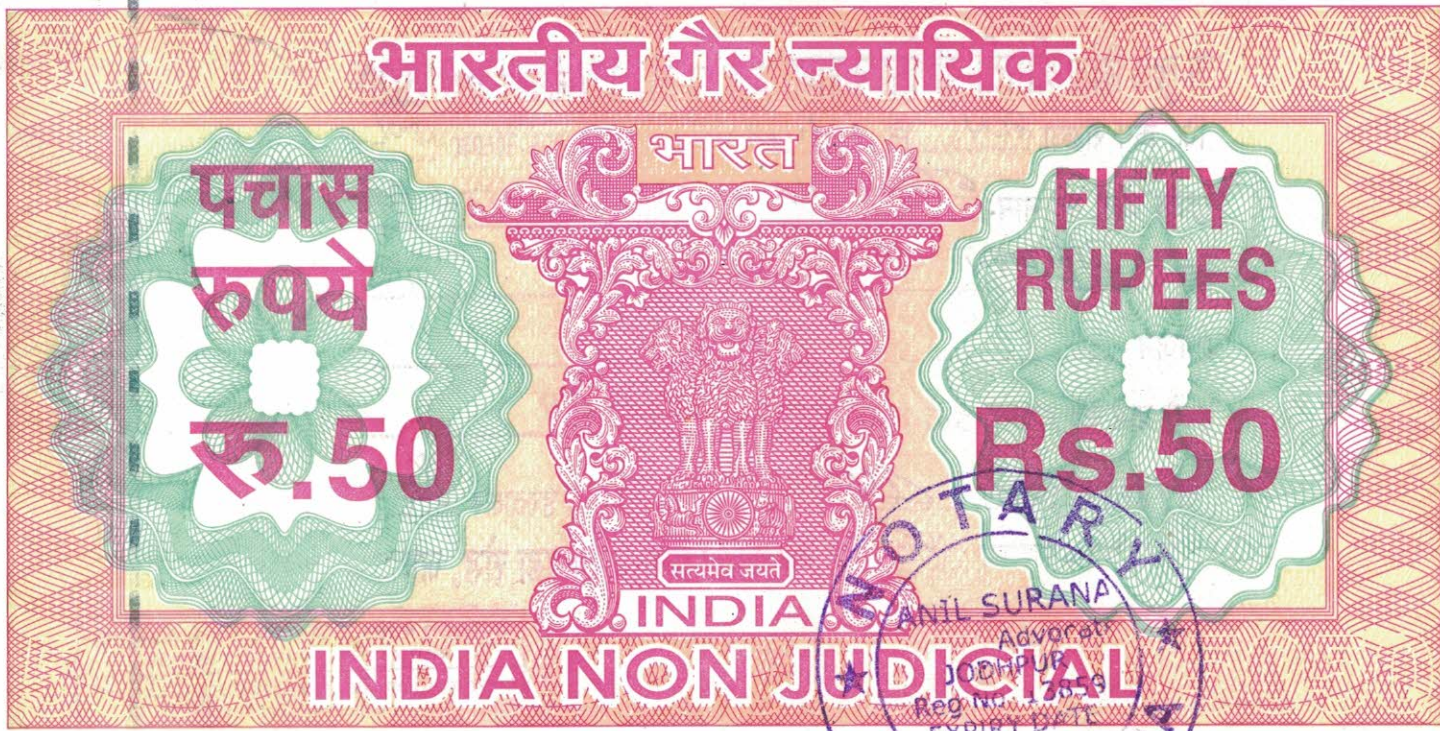




राजस्थान RAJASTHAN

FORM-B

[See rule 3(4)]

DECLARATION

BR 686923

Affidavit cum Declaration of Mr. HARSHVARDHAN SINGH promoter of the proposed project "ASHAPURNA VALLEY ORCHARD-I" situated at Khasra No. 27 Of Village Jhalamand Near Ashapura Vally At Jodhpur, State Rajasthan duly authorized by the promoter of the proposed project vide its/his/their authorization dated

I, Harshvardhan Singh Son of Sh. Karan Singh aged 30 Years R/o 239, Rajputo Ka Bas, Uchiyara, Banar, Jodhpur, Rajasthan-342027. Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The land is owned by Mrs. Geeta Devi W/o Shri Chaina Ram Ji, Mrs. Bebi W/o Shri Sohan Ram Ji who have 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 31-12-2028.

For ASHAPURNA BUILD CON. LTD.


Auth. Signatory

ATTESTED

NOTARY, JODHPUR

जि. क्रम संख्या २०५१ दि. २२/१/२५ मुद्रांक वेल्डु व क्रम संख्या ५०६

31/12/2021

प्रयोजन श्रीमान

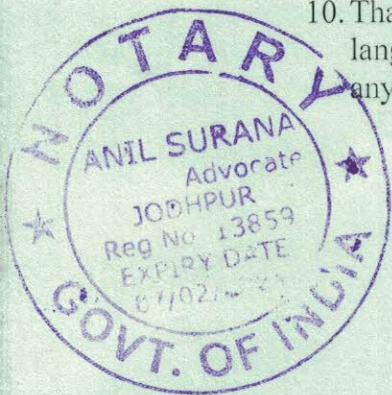
हस्ते क्रय की दशा में हस्ते का नाम पला

ता/हस्ता के हस्ताक्षर  दुप्रां के विवेता के हस्ताक्षर 

[illegible]

राजस्थान स्टाम्प अभिनियम, 1998 के अनुसूची स्टाम्प राशि पर प्रभाविता अभिवार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क) - 10% रुपये	52
2. गाय और जलकी नाल के संरक्षण और संवर्धन हेतु (धारा 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% रुपये	106
कुल योग	152
हरताकर स्टाम्प देकर	

4. That seventy per cent of the amounts realized 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter 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 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.



For ASHAPURNA BUILDGON LTD.


Auth. Signatory
Deponent

Verification

I, Harshvardhan Singh Son of Sh. Karan Singh aged 30 Years R/o 239, Rajputo Ka Bas, Uchiyara, Banar, Jodhpur, Rajasthan-342027. 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.

For ASHAPURNA BUILDGON LTD.


Auth. Signatory
Deponent

ATTESTED

NOTARY, JODHPUR

22/01/2024