

य गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

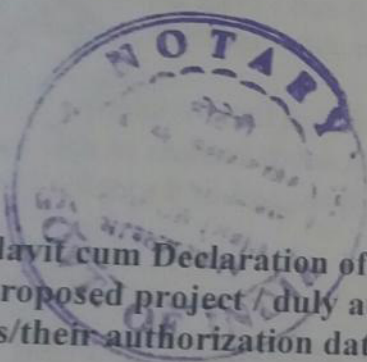
Rs.50

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

P 578493



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr./Ms. AJAY KUMAR ANCHALIA promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 01.07.2016:

I, AJAY KUMAR ANCHALIA Son/Daughter/Wife of RIDHKARAN ANCHALIA aged 59 R/o 403, SHIVA RESUDENCY, B 21A, SHIV MARG, BANI PARK, JAIPUR(302016) 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 JAIPUR INVESTMENT LIMITED 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

For Jaipur Investment Ltd

Ajay Anchalia

Director

ATTESTED

NOTARY PUBLIC
JAIPUR

25 SEP 2017

क्रमांक 319 दिनांक 29/7/12

मुद्रांक का मूल्य 50

क्रेता अथवा प्रदाता का पता पुत्र/पत्नी

निवास स्थान 666 प्लॉट नं. 14 पार्क रोड

वास्ते 221

ह. विक्रेता ह. क्रेता

राज्य सरकार के अधिनियम 12-98 के अन्तर्गत	अधिकार
1. आधारभूत आवश्यकता पूर्ण होने हेतु (आय 3-क) 10% रुपये	5
2. गाय और उच्च नस्ल के संरक्षण और संवर्धन हेतु (आय 3-ख) 10% रुपये	5
कुल योग	10
हस्ताक्षर स्टांप बैंक	

धर्मेन्द्र झावर

लाइसेन्स स्टांप विक्रेता

डी-1, स्वर्णकार कॉलोनी, जयपुर

लाइसेन्स नं. 18/2011-12

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. YES

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 30.06.2018.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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

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.

For Jaipur Investment Ltd

Ajay Anchal

Deponent

Verification

I AJAY KUMAR ANCHALIA Son/Daughter/Wife of RIDHKARAN ANCHALIA aged 59 R/o 403, SHIVA RESUDENCY, B 21A, SHIV MARG, BANI PARK, JAIPUR (302016) 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 JAIPUR on this 31 day of July, 2017.

For Jaipur Investment Ltd

Ajay Anchal

Deponent

ATTESTED

NOTARY PUBLIC

JAIPUR

25 SEP 2017