



नॉन जूडिशियल



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of M/S. Pine Enterprises promoter of the proposed project Royal Pine duly authorized by the promoter of the proposed project vide its/his/their authorization dated 27 September 2017:

I, Purva Chhouthary W/O Ayush Coudhary , Prachi Choudhary W/O Anish Choudhary , Anju Choudhary W/O Sushil Choudhary , Nitasha Choudhary W/O Sachin 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 Pine Enterprises 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.

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

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For PINE ENTERPRISES

PARTNER

ATTESTED
PRAKASH CHAND KAVDIA
NOTARY, DISTT JDAIPUR
REG. NO. 501

1000 का स्टाम्प नं. 4400 श्री पंडित इन्दर प्रजेव
पिता श्री जाति
निवासी 347 हस्ते श्री भरत
वास्ते 29-9-17 को दिया गया।

हस्ताक्षर केत

हस्ताक्षर केत
प्रकाश पालीवाल
लानं. 24/2011

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रयोजित अभिचार	
1. आधारभूत जमाना सुविधाओं हेतु	10
2. गाय और अन्य पशुओं के गोशाला और संवर्धन हेतु	10
(कुल राशि) 10% रुपये	20
कुल योग:- 20	
हस्ताक्षर स्टाम्प वेण्डर, प्रकाश पालीवाल लानं. 24/2011, कृष्णापुरा, उदयपुर	

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.

For PINE ENTERPRISES

Deponent

Verification

Purva Chhouthary W/O Ayush Choudhary , Prachi Choudhary W/O Anish Choudhary , Anju Choudhary W/O Sushil Choudhary , Nitasha Choudhary W/O Sachin 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 __27__ day of __september 2017.

Deponent

For PINE ENTERPRISES

PARTNER



SHUN MAHAS / PHOTIC
ATTESTED
PRAKASH CHAND KAVDIA
NOTARY, DISTT UDAIPUR
Reg. No 591