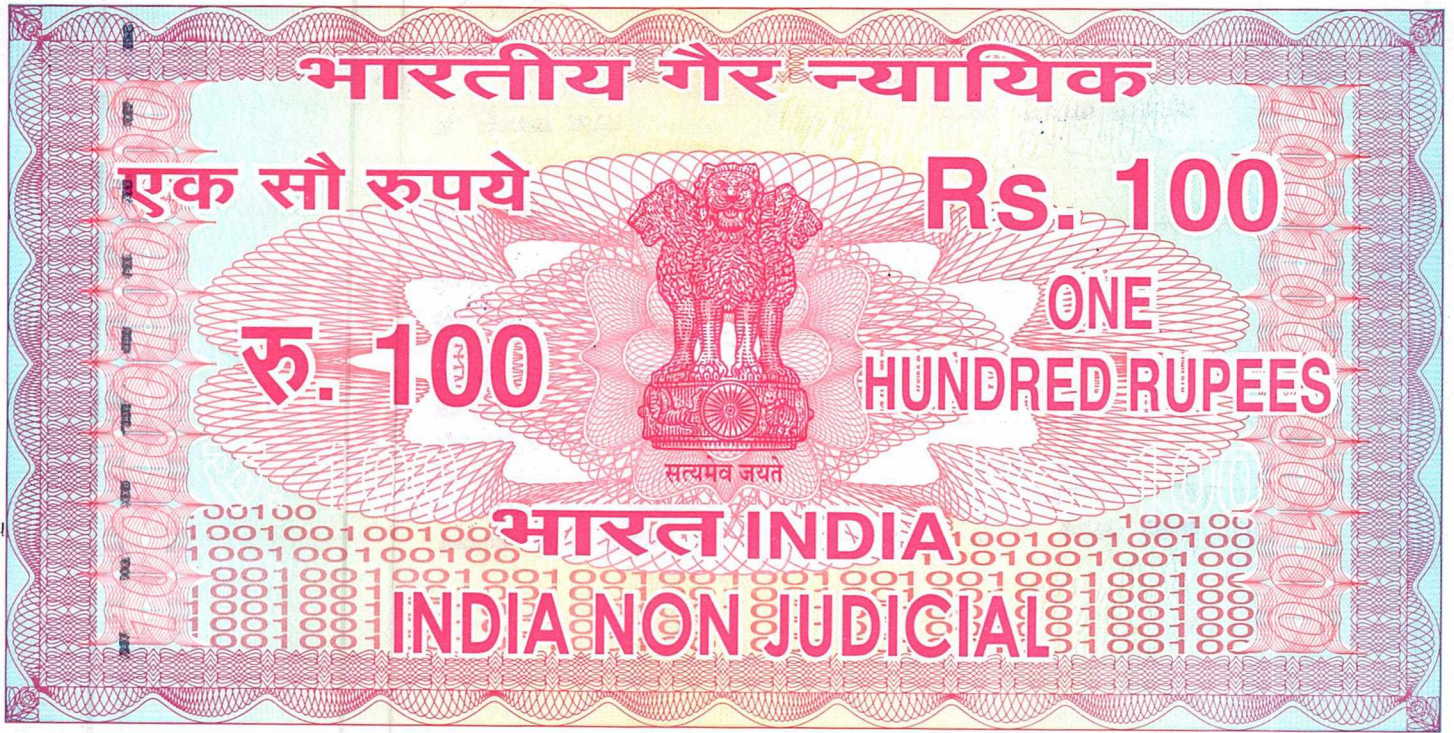




राजस्थान RAJASTHAN

BV 864823



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Deepak Rajwanshi promoter of the proposed project "South X Block C", Situated at situated at 294 (Part), 296 (Part), 1071/794 (Part) & 794 (Part) at village: Dhakadkheri, Teh: Ladpura, Distt:- Kota (Raj.) Duly authorized by the promoter of the proposed project vide its/his/their authorization dated 06.03.2025

I, Deepak Rajwanshi S/o Late Shri Brij Nandan Rajwanshi, aged 56Yrs, R/o 2-A-8, Talwandi, Kota (Raj.) partner, M/s Coral Colonizers promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Land of khasra no 296 (Part) is owned by Career Point Infra Ltd Th.Dir Om Maheshwari & Land of Khasra no. khasra no. 294 (Part) & 1071/794 (Part) is owned by Maheshwari Agrobases Pvt Ltd Th Dir Om Maheshwari and land of khasra no 794 (Part) is owned by Radha Rani W/o GOVIND NUWALAL of "South X Block C" situated at village: Dhakadkheri, Teh: Ladpura, Distt:- Kota (Raj.) & the Joint Development Agreement is being executed between the Land Owner and Promoter on dated 23.10.2024 vide registration no. 202403123116320
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 18.03.2026
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.

Authorised Signatory





பெரிய கிணர்.

पोरगाँव

Ryan

5/14/15

12

31/12/2019

At the age of 20 years

707

05-03-28

DATE: 7-33/2024

304

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MAINTENANCE DURING THE YEAR 1964



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Deponent's Signatory

Verification

I, Deepak Rajwanshi S/o Late Shri Brij Nandan Rajwanshi, aged 56 Yrs, R/o 2-A-8, Talwandi, Kota (Raj.) 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 Kota on this 06.03.2025

For M/s Coral Colonizers

Deponent's Signatory

