

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

BT 448381

FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration of Promoter of the proposed project
"ROYAL ELINA TOWNSHIP"

Aaditya Khatri S/o Sh. Sanjay Khatri having registered address , 659 Pratap Nagar, Dadabadi, Kota (Raj) 324009 (Promoter) of Proposed Project "ROYAL ELINA TOWNSHIP", situated at , Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj. Rajasthan, ladpura Kota promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. The owners of the land are Smt. Vijaya Khatri, Sh. Aaditya Khatri. Sh. Ajay Khatri, Sh.Sanjay Khatri & Sh.Prakash Khatri and Ocean Green House Developers Pvt. Ltd is absolute owner of the land has executed a MOU in favor of Sh. Aaditya Khatri S/o Sh. Sanjay Khatri the land on which the development of project is proposed, 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 be shall be complete by the promoter on or before 08.07.2025

Aaditya

ATTESTED
(AKHTAR ALI KHAN)
Notary (Central) KOTA, (Raj.)

4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottee 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by engineer and an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of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 the 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 the allottee at the time of allotment of any plot on any ground.

Verified by me at Kota on this 13.01.2024

Aaditya
Deponent

VERIFICATION

I, **Aaditya Khatri** S/o Sh. Sanjay Khatri having registered address , 659 Pratap Nagar, Dadabadi, Kota (Raj) 324009 (Promoter) of Proposed Project "**Royal Elina Township**", situated at , Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj. Rajasthan promoter of proposed project. 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 13.01.2024

Aaditya
Deponent

Identified by

