



FORM 'B'

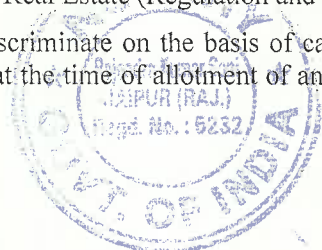
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ms. Samiksha Bansal duly authorized by the Promoter of the proposed Project vide its authorization dated 10.01.2023.

I, **Samiksha Bansal** D/o Shri N K Bansal, having office at 401, 3rd Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur-302015, Rajasthan duly authorised by the Promoter for the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the land is owned by M/s KGK Real Estate Private Limited who has the 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 (Ashiana Housing Limited) 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 28.02.2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 prescribed 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.



ATTESTED

For Ashiana Housing Limited

Samiksha Bansal
Deponent
Authorised Signatory

8778

20/7/13

क्रमांक

दिनांक

पुष्पक का मूल्य

क्रेता का नाम

पिता/प्राप्त के नाम

निवासी स्थान

पुष्पक समिति के कार्यालय

अतर सिंह

ला. स्टम्प विक्रेता

अनुमति प्रमाणिका

अनुमति प्रमाणिका

100/-

आशिषा हाकिम लि

अनुमति

पुष्पक समिति, 1998 के	
स्टम्प राशि पर प्रमाणित आशुषा	
1. आधारभूत अनुसंधान सुविधाओं	60
(धारा 3-क)-10% रूपय	
2. गा. और उसकी नस्ल के संरक्षण और संवर्धन	
धारा 3-ख/ प्राकृतिक आपदाओं से निवारण हेतु 20% रूपय	
अनुमति प्रमाणिका	

Verification

I, **Samiksha Bansal** D/o Shri N K Bansal — having office at 401, 3rd Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur-302015, Rajasthan 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 there from.

Verified by me at **Jaipur** on this **23rd** day of September, **2023**.

For Ashiana Housing Limited

[Signature]
Authorised Signatory
Dependent



ATTESTED

[Signature]
RAJENDRA KUMAR SONI
NOTARY (GOVT. OF INDIA)
JAIPUR (RAJ.)

30 SEP 2023