

भारतीय गैर न्यायिक

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

FORM-B

[See rule 3(4)]

DECLARATION

CG 555476

Affidavit cum Declaration of Promoter of the proposed project
"PUSHKAR AVENUE"

Sh. Sharad kumar sharma & sh. Rajat kumar sharma s/o late sh. Rajendra prasad sharma having registered address 28/26, near choudhary hotel, ramganj, Ajmer, Rajasthan, 305001 (promoter) of proposed project "Pushkar Avenue", situated at Khasra No. 220 village Banseli, Pushkar, Dist.-Ajmer Raj. Promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title to the land on which the development of project is proposed.

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 08.04.2027

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.

....2

Sharad Kumar R
Rajat Kumar R

ATTESTED
B. S. SHETAWAT
NOTARY PUBLIC AJMER

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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by engineer and an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of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 Ajmer on this 06.12.2025

Sharad Kumar Sharma
Rajendra Prasad Sharma
Deponent

VERIFICATION

Sh. Sharad Kumar sharma & Sh. Rajat Kumar sharma s/o late sh. Rajendra prasad sharma having registered address 28/26, Near Choudhary Hotel, Ramganj, Ajmer, Rajasthan, 305001 (Promoter) of Proposed Project "**Pushkar Avenue**", situated at Khasra No. 220 village Banseli, Pushkar, Dist.-Ajmer Raj. 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 Ajmer on this 06.12.2025

Sharad Kumar Sharma
Rajendra Prasad Sharma
Deponent