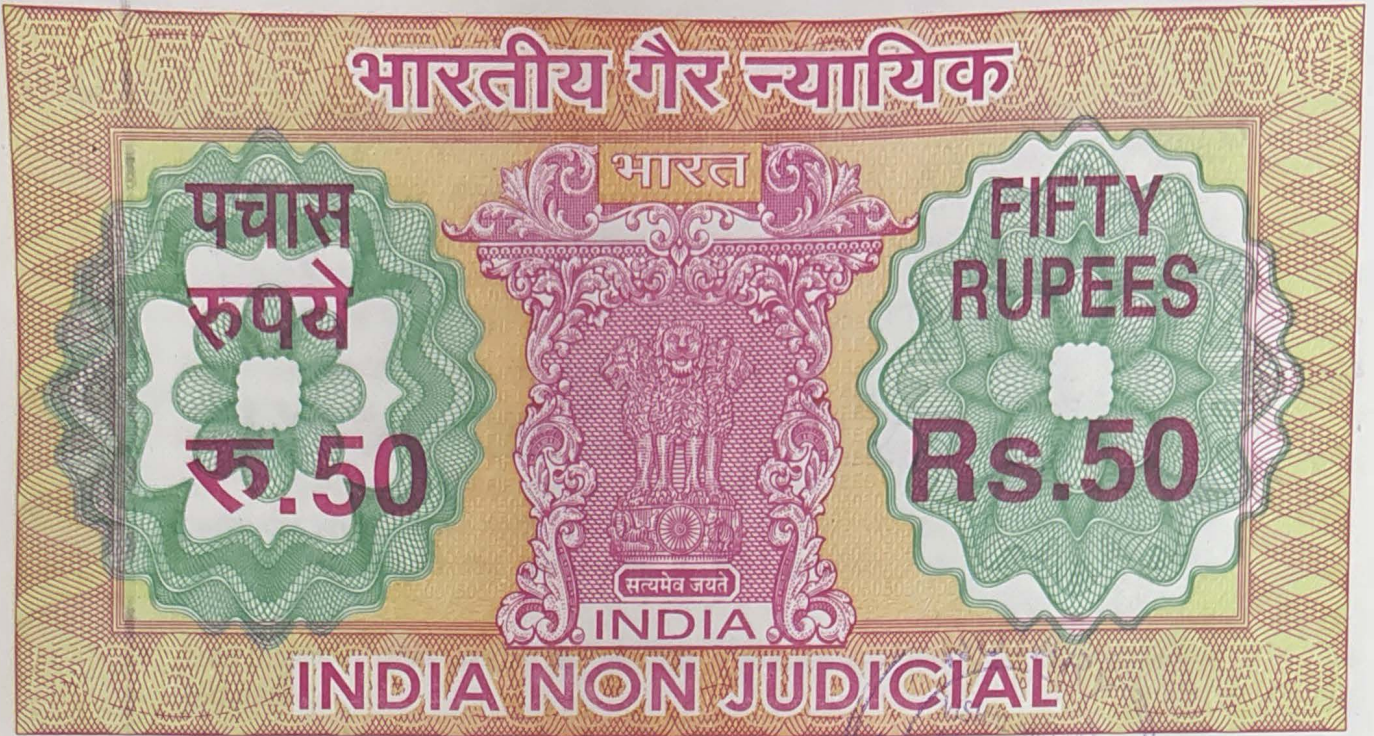




राजस्थान सरकार
30 APR 2024
हनुमानगढ़

राजस्थान RAJASTHAN

FORM-B

[See rule 3(4)]

DECLARATION



BV 091332

Affidavit cum Declaration of Mr. Ritish Garg promoter of the proposed project "MODEL TOWN ENCLAVE" situated at Chak No. 50 N.G.C. ST. No. 130/252, SO. No. 30, Kila No. 12/1(0.031), 13/2(0.127), 14/2(0.126), 15/2(0.126), 16/1(0.127), 17/1(0.126), 18/1(0.127), 19/3(0.015) & ST. No. 131/252, SQ. No. 31, Kila No. 11/1(0.127), 12/1(0.126), 19/1(0.126), 20/1(0.127) At Village: - SATIPURA, Hanumangarh, State Rajasthan duly authorized by the promoter of the proposed project vide its/his/their authorization dated

I, Ritish Garg Son of Sh. Jeet Kumar aged 35 Years R/o Roop Nagar Ward No. -19 Gidderbaha, Sri Muktsar Sahid, Punjab-152101. Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the 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 may be, shall be completed by promoter is 18-08-2023
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,

ATTESTED

VISHAL MIDHA
Advocate/Notary
Distt. Hanumangarh (Raj.)

For Superior Properties LLP

Partner

मुकदर अली मुकदर 7. / 2012
 रजि. क्र. 435 दि. 3/5/24
 मुकदर अली मुकदर
 पिता/पति का नाम श्री जी. ए. कुमार
 पता गिड्डवाड़ा पंजाब
 प्रयोजन.....
 केता हस्ते के हस्ताक्षर

anjan

मुकदर अली मुकदर विक्रेता
 क्लेस्टेट परिसर हनमानगढ़

राजस्थान स्टाफ प्रोपर्टीज लि. के अंतर्गत
 स्टाफ राशि पर प्रयोजन के लिए
 1- आधारभूत अयोजना के लिए (धारा 3 क) 10% 5/-
 2- गाय और उसकी मात्रा के अयोजना और संबंधित
 हेतु (धारा 3 क) 20% 15/-
 कुल योग 15/-
 हस्ताक्षर स्टाफ विक्रेता

FORM-B
 [See rule 3(4)]
 DECLARATION

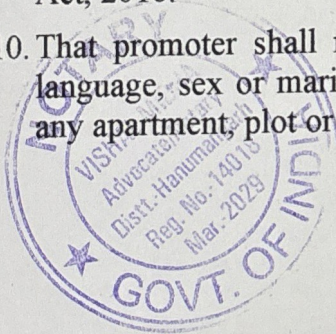
I, Mr. G. A. Kumar, son of Mr. G. A. Kumar, aged 35 years, residing at Gidderwah, Dist. Muktsar, Punjab-152101, do hereby solemnly declare that the land on which the development of the project is proposed is free from all encumbrances and is the property of the promoter of the project.

- That the promoter has a legal title to the land on which the development of the project is proposed.
- That the said land is free from all encumbrances.
- That the time period within which the project or phase thereof as the case may be shall be completed by the promoter is.....
- That seven per cent of the amount realized by the promoter for the real estate project from the allotment of plots 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.
- That the amount from the separate account to cover the cost of the project shall be deposited in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

30 94A 03
 1505 94A 03

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 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 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 any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



For Superior Properties LLP
[Signature]
Partner
Deponent

Verification

I, Ritish Garg Son of Sh. Jeet Kumar aged 35 Years R/o Roop Nagar Ward No. -19 Gidderbaha, Sri Muktsar Sahid, Punjab-152101. 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.

ATTESTED

VISHAL MIDHA
Advocate/Notary
Distt. Hanumangarh (Raj.)

For Superior Properties LLP
[Signature]
Partner
Deponent