



राजस्थान RAJASTHAN

FROM - B

SEE RULES 3 (4)

DECLARATION

Affidavit cum declaration of M/S Pine Enterprises, Udaipur is the promoter of project ROYAL ALPINE, located at Plot No. 18, Khasra 2229 to 2247, 2265 to 2286, Bhuwana, Udaipur, Rajasthan is the promoter of the proposed project "ROYAL ALPINE". M/S PINE ENTERPRISES as the promoter of the project hereby solemnly declare, undertake and state as under dated 10 March 2022

1. The promoter has legal title of 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 31 march 2027
- 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.
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the Project.



PINE ENTERPRISES

Pradeep
PARTNER

1. ज.स. का स्टाम्प नं. 1249 श्री पाईन इन्टरप्राइजेज

पिता श्री प्रति तम्र.....

निवासी 3245 हस्ते श्री अरुण

शस्ते दिनांक 10-6-22 को दिया गया।

हस्ताक्षर क्रम

[Signature]

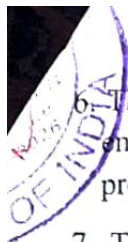
मुद्रांक विक्रेता

प्रकाश पालीवाल

स्टाम्प वेण्डर ला. नं. 24/2011

कृष्णपुरा, उदयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अधिभार का सुविधाओं हेतु (जय 5 को) -10% रुपये	10
2. राज्य और संघ राज्य क्षेत्रों के संरक्षण और संवर्धन हेतु (धारा 5 के तहत निर्धारित अधिभारों एवं योग्य निर्मित उपभोगों के लिए) -20% रुपये	20
कुल योग -	30
उपरोक्त स्टाम्प वेण्डर, प्रकाश पालीवाल ला. नं. 24/2011, कृष्णपुरा, उदयपुर	



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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Prachi Choudhary W/O Anish Choudhary Purva Choudhary W/O Ayush Choudhary , Nitasha Choudhary W/O Sachin Choudhary and Anju Choudhary W/O Sushil Choudhary Wife R/o Udaipur 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 Prachi Choudhary W/O Anish Choudhary Purva Choudhary W/O Ayush Choudhary , Nitasha Choudhary W/O Sachin Choudhary and Anju Choudhary W/O Sushil Choudhary Wife R/o Udaipur shall take all the pending approvals on time, from the competent authorities.
9. That Prachi Choudhary W/O Anish Choudhary Purva Choudhary W/O Ayush Choudhary , Nitasha Choudhary W/O Sachin Choudhary and Anju Choudhary W/O Sushil Choudhary Wife R/o Udaipur 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 Prachi Choudhary W/O Anish Choudhary Purva Choudhary W/O Ayush Choudhary , Nitasha Choudhary W/O Sachin Choudhary and Anju Choudhary W/O Sushil Choudhary Wife R/o Udaipur 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.

Verification

PINE ENTERPRISES

Deponent

Prachi Choudhary (Prachi Choudhary)
PARTNER

I Prachi Choudhary W/O Anish Choudhary Purva Choudhary W/O Ayush Choudhary , Nitasha Choudhary W/O Sachin Choudhary and Anju Choudhary W/O Sushil Choudhary Wife R/o Udaipur 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 10 March 2022

PINE ENTERPRISES

Prachi Choudhary
Deponent PARTNER



Solemnly affirmed before me admitted
contents to be true & correct

SUNIL BHAWSAR
NOTARY, UDAIPUR (RAJ)
27 MAY 2022

Prachi Choudhary (Prachi Choudhary)