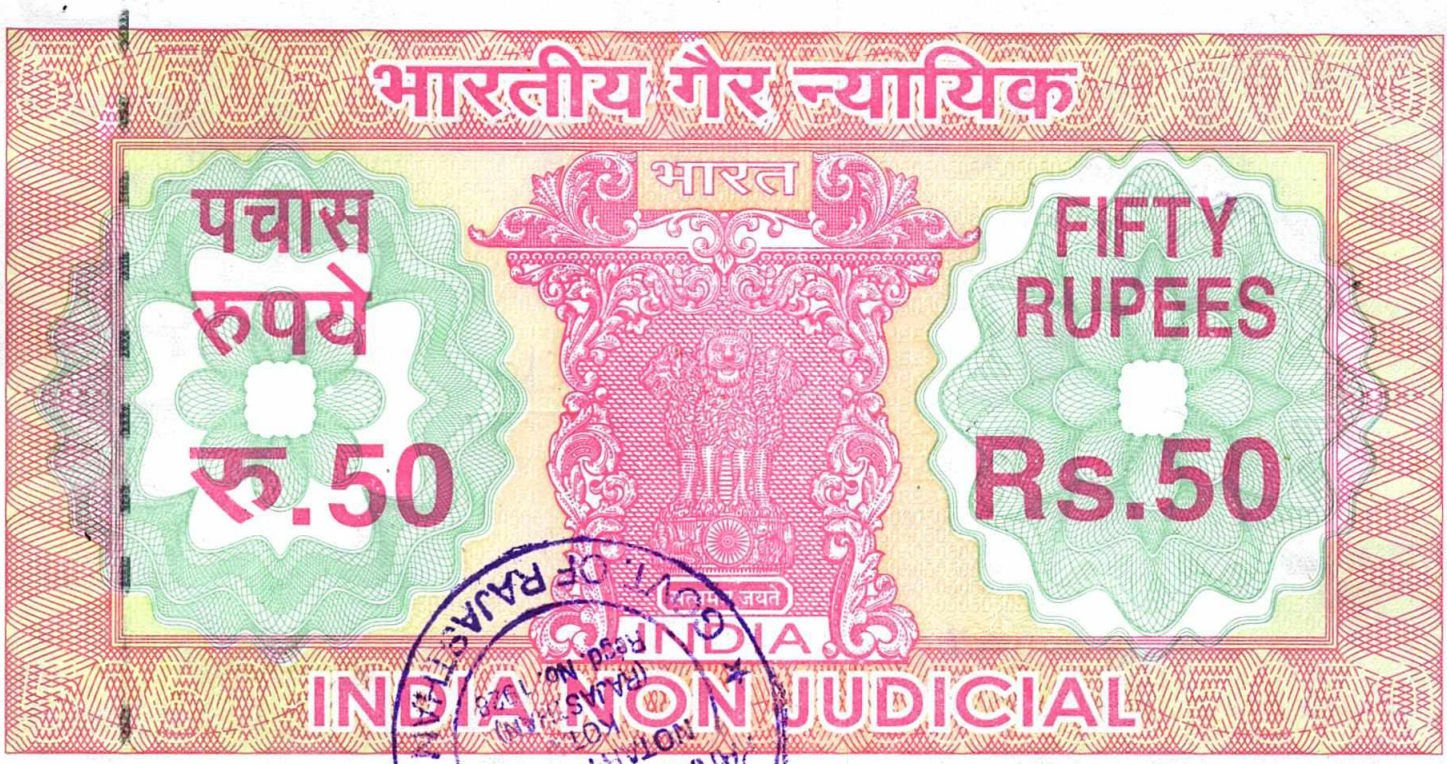

राजस्थान RAJASTHAN

AY 702679

PARAS CHAND JAIN NOTARY AREA KOTA (RAJASTHAN) INDIA NOTARY

अधिकारी, कोटा
एवं राजस्थान

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Pankaj Birla Owner/Promoter of the proposed project "Sanskrati Aawaas", Situated at Khasra No. 351/18 (South side) & 352/18 (North side) at Village Hanuwat Khera, Kota (Raj.) Duly authorized by the promoter Mr. Rajesh Maheshwari of the proposed project vide its/his/their Special Power Attorney dated 22.10.2021

I, Pankaj Birla, Aged 42 years S/o Shri Ramesh Chandra Birla, R/o 61, Pratap Nagar, Near Bharat Vikas Parishad Hospital, Dadabari Kota (Raj.) promoter/Owner of the 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 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 05.07.2023
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.

P Birla

ATTESTED
PARAS CHAND JAIN
Notary Kota City, Kota (Raj.)

..2

मुद्रांक विक्रेता–सत्येन्द्र शर्मा, इन्द्र विहार, कोटा (राज.)

अनुज्ञा पत्र संख्या – 95/2011

रजिस्ट्रर क्रमांक : **2687**

दिनांक **29/10/2021** मुल्य **50/6**

मुद्राक क्रेता का नाम – **पंकज बिरला पुत्र श्री रमेश चन्द बिरला**

पता : बसंत विहार, कोटा (राज.)

प्रायोजन – **शपथ पत्र**

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसंरचना सुविधाओं हेतु **(धारा 3–क) 10% रुपये 5/–**
2. गाय और उसकी नस्ल के संरक्षण और सर्वधन हेतु (धारा 3–ख) / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु **20% रुपये 10/–**
कुल योग : 15/–
स्टाम्प वेण्डर नाम– सत्येन्द्र शर्मा
लाईसेन्स नम्बर– 95/2011 हस्ताक्षर स्टाम्प वेण्डर

मुद्रांक क्रेता
मेघराज केवट

मुद्राक विक्रेता

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I /promoter shall take all the pending approvals on time, from the competent authorities.
9. That I /promoter 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 I /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.

PBirla
Deponent

Verification

I, Pankaj Birla, Aged 42 years S/o Shri Ramesh Chandra Birla, R/o 61, Pratap Nagar, Near Bharat Vikas Parishad Hospital, Dadabari Kota (Raj.) 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 02.11.2021

PBirla
Deponent

ATTESTED
14/11/2021
Kota (Raj.)