



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

I, **SITARAM CHOPRA** Son of Mr. Jaganath Chopra aged 50 R/o 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / 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 **01.10.2023**.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

01 AUG 2022

Anil Kumar Jain
Notary (Govt. of India)

For CHOPRA AWAS VIKAS LLP

Sitaram Chopra
Designated Partner

क्रमांक 699 दिनांक 30 JUL 2022

मुख्य न्यायाधीश

केस नं. 2017/10 कैलाशपुरी

निवास नं. 10 कैलाशपुरी, जयपुर

मुद्रांक क्रय करने का अंश

कार्य का मुख्यालय



नाम

स्टाम्प खरीदने वाले के हस्ताक्षर

30 JUL 2022

दिनेश कु. चौधरी
(मुद्रांक विक्रेता)
लाइसेंस 13/2017, 10 कैलाशपुरी
न्यू सागानेर रोड, मानसरोवर, जयपुर

गजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभावित अधिभार	
1. आध्यात्मिक अवसरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20% रुपये	10
कुल राशि	15
हस्ताक्षर	सदाम्प विक्रेता

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.

For CHOPRA AWAS VIKAS LLP

Sitaram Chopra
Designated Partner

SITARAM CHOPRA
Deponent



Verification

I, **SITARAM CHOPRA** Son of Mr. Jagannath Chopra aged 50 R/o 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020 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.

ATTESTED
Anil Kumar Jain
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

01 AUG 2022

For CHOPRA AWAS VIKAS LLP

Sitaram Chopra
Designated Partner

SITARAM CHOPRA
Deponent