



राजस्थान RAJASTHAN

DECLARATION

Affidavit cum Declaration of Mr./Ms. **Chhajed Buildwell Pvt Ltd** promoter of the proposed project /duly authorized by the promoter of the proposed project vide its/his/their authorization dated **21.12.2017** :

I, **Shanti Lal Jain** Son of **Late Champa Lal Jain** aged **56** R/o **B7, Flat No. 9 2nd Floor Chader Nagar Ghaziabad-201011 U.P** 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 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 **15.12.2021**
4. That seventy per cent of the amounts realised by promoter for the real state 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

For Chhajed Buildwell Private Limited



Director

Contd.....2

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (RAJ)

03 JAN 2018



क्रमांक 825 दि. नं. 22/12/17
वास्ते धी फापर नं. 1001
मैसर्स ए. जे. विन्डवेल प्रा. लि.
जगत
निवासी व्यावर हस्त दि. नं. राजी.

[Signature]

[Stamp]
अशोक कुमार गर्ग
स्टाम्प वेंडर, ला. नं. 125/13
तहसील-ब्यावर (राज.)

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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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For Ghated Buildwell Private Limited

Deponent

Director

VERIFICATION

I **Shanti Lal Jain** Son of **Late Champa Lal Jain** aged **56** R/o **B7, Flat No. 9 2nd Floor Chader Nagar Ghaziabad-201011 U.P** 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 _____ on this _____ day of _____ 2017

For Ghated Buildwell Private Limited

Deponent

Director

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

03 JAN 2018