



BD 369148

FORM-B

[see rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER**

**Affidavit cum Declaration of Mr. Suresh Shah promoter of the proposed
project – RIDHI SIDHI VIHAR –1**

I, Suresh Shah Son/Daughter/Wife of Shri Shiv Prasad Shah
aged 45 Year R/o 3-I-9, Jawahar Nagar, Sri Ganganagar, Rajasthan - 335001
promoter of the proposed project, 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, or
the land is owned by _____ who have/has a legal title to
the land on which the development of the proposed project is to be carried
out and a legally valid authentication of title of such land along with an
authenticated copy of the agreement between such owner and promoter for
development of the real estate project or phase thereof, as the case may be,
is enclosed with application.

2. That the said land is free from all encumbrances, or

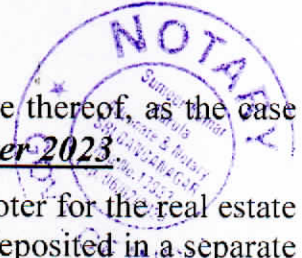
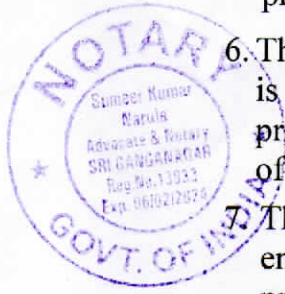
That details of encumbrances _____ including details of any
rights, title, interest or name of any party in or over such land, along with
details.

ATTESTED

Sumeer Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)

Notarized by
Sumeer Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan
17/11/21

Summer Kumar Nayal
Advocate & Notary
(Notary Public)



3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31st October 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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.

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on 17th day of November 2021


Suresh Shah
Promoter

ATTESTED

17/11/21
Sumeer Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)