



राजस्थान RAJASTHAN

BU 488545

FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration of Promoter of the proposed project

"Shri Vinayak Vihar"

I, **Syed Mohammed Irfan Usmani** S/o Late Haji Syed Mohammed Hussain Usmani, R/o 398/14 phool gali, dargha bazar, tehsil Ajmer, Rajasthan. (Promoter) of Proposed Project **"Shri Vinayak Vihar"**, situated at , Khasra No.-3549/539, 3551/540, 536/3159 & 537 Gram Dorai, Ajmer Rajasthan promoter of 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 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 be shall be complete by the promoter on or before **31.08.2025**
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottee 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

NOTARY PUBLIC
AJMER 20.2.24

[Signature]

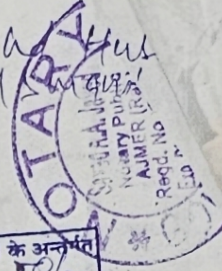
कं. 1651 रु. 50/- दि. 18.02.2024
 Syed Mohd. Syed Khan s/o Late Haji Syed Mohd. Syed
 नाम..... पुत्र श्री.....
 निवासी Dargah Bazar, Amre.
 वास्ते..... हस्ते.....
 पुदांक.....

Shiv Kumar Pannanani
 पुदांक विक्रेता
 अजमेर

Handwritten signature/initials.

शिव कुमार पन्नानी
 पुदांक विक्रेता ला. नं. 20/97
 अजय नगर, अजमेर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभावित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (भाग 3 क) 10% छूट	57
2. गाय और उनकी नस्ल के संरक्षण और संवर्धन हेतु एवं शैक्षणिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (भाग 3 ख) 20% छूट	107
कुल योग	164
हस्ताक्षर स्टाम्प चेण्डर Lic No. 20/97	शिव कुमार पन्नानी M: 7568376165



6. That the amounts from the separate account shall be withdrawn only after it is certified by engineer and an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Promoter shall get the accounts audited within six months after the end of the 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 promoter shall take all the pending approvals on time from the competent authorities
9. That promoter 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 promoter shall not discriminate on the basis of caste, religion, region, language, sex, or marital status against the allottee at the time of allotment of any plot on any ground.

Verified by me at Ajmer on this 17.02.2024



[Signature]

Deponent

VERIFICATION

I, **Syed Mohammed Irfan Usmani** S/o Late Haji Syed Mohammed Hussain Usmani, R/o 398/14 phool gali, dargha bazar, tehsil Ajmer, Rajasthan. (Promoter) of Proposed Project "**Shri Vinayak Vihar**", situated at , Khasra No.-3549/539, 3551/540, 536/3159 & 537 Gram Dorai, Ajmer Rajasthan promoter of proposed project 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 Ajmer on this 17.02.2024

ATTESTED

[Signature]
Notary Public Ajmer 20.2.24

[Signature]

Deponent