

50 रुपये

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



INDIA NON JUDICIAL

FORM-B

राजस्थान RAJASTHAN

[see rule 3(4)]

BK 926487

29 SEP 2023

DECLARATION

Affidavit cum Declaration of **Dev Associates** Through partner
Mr **Ranchor Agarwal**, Partner of the proposed project
"Dev Residency" vide their Board Resulation dated 04.09.2023

Dev Associates Through Partner Mr. **Ranchor Agarwal** Son of Mr. Shyam Swaroop age 49. Residential Address: B-301, Royal Palm Apartment, Canal Road, Bajrang Nagar, Kota, (Raj.)- 324001. Registered office at 301, Akshat Vila Vistar, Sogariya, Kota Junction, Kota. (Aadhar number: XXXX XXXX 6807) Situated At Khasra No. 339/379 ,340/380 ,341/381, 342. & Khasra No 351 Village Roteda, Tehsil Ladpura, Dist. Kota, Raj. do hereby solemnly declare, undertake and state as under:

1. The Land is owned by Smt. Kamla Bai W/o Sh. Duli Chand & Sh. Dilip Kumar S/o Sh. Jagannath executed a Power of Attorney in favor of **Dev Associates** through partner Sh. **Ranchor Agarwal** on dt. 06.09.2023. Which is registered at SRO, Kota at B.No. 4, V.No. 105, P.No. 156, S.No. 202303123400257 on dt. 06.09.2023. has executed a **POWER OF ATTORNEY** with the land owner on which the development of project is proposed is to be carried out and legally valid authenticated copy of power of attorney between such owner and **Dev Associates** through partner Sh. **Ranchor Agarwal** 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.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is (30.06.2025)

ATTESTED
(AKHTAR ALI KHAN)
Notary (Central) KOTA, (Raj.)

For Dev Associates
Auth. Sign./Partner

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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project..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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 plot as the case may be, on any grounds.

For Dev Associates

 Auth. Sign./Partner

Deponent



Verification

Dev Associates Through Partner **Mr. Ranchor Agarwal** Son of Mr. Shyam Swaroop age 49, Address:: B-301, Royal Palm Apartment, Canal Road, Bajrang Nagar, Kota, (Raj.)-324001 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 (06.01.2024)



For Dev Associates

[Signature]
Auth. Sign./Partner

Deponent

Identified by

