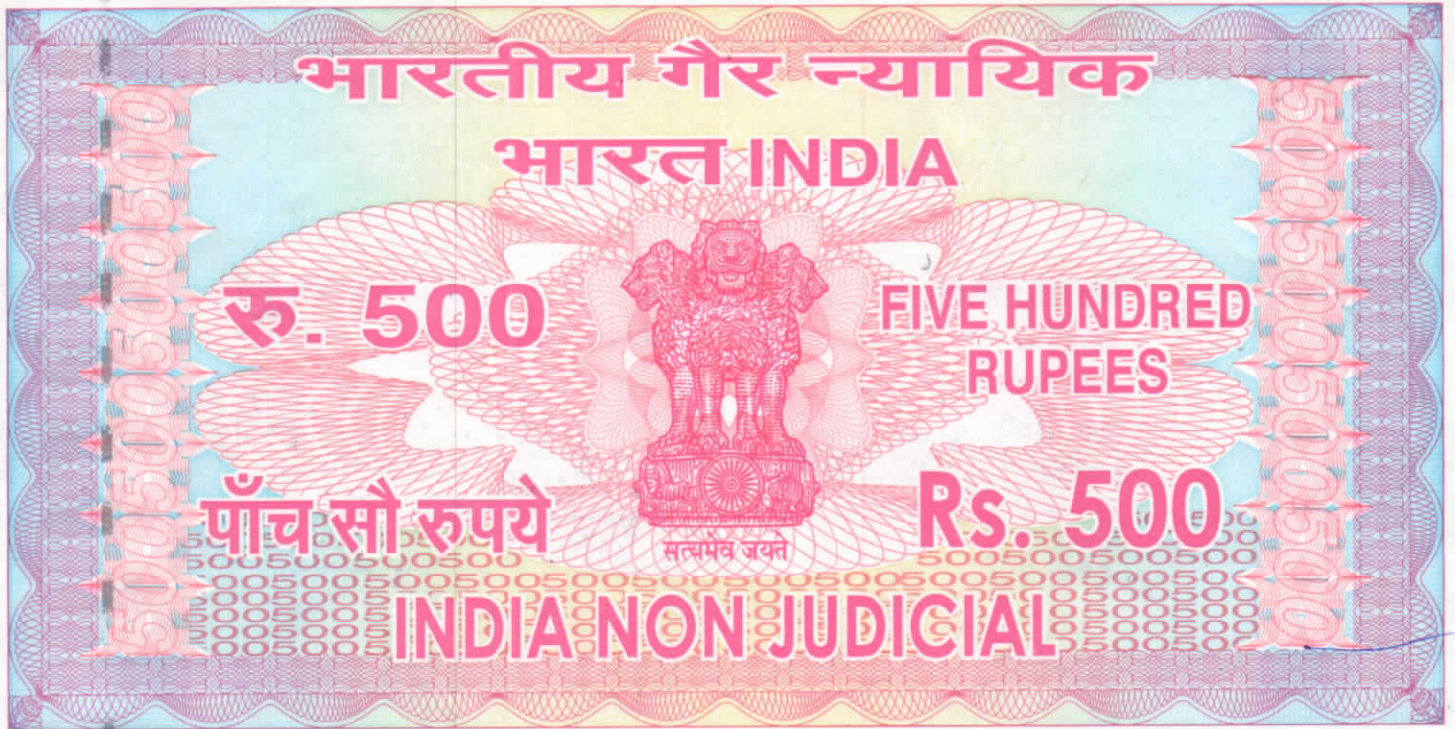




राजस्थान RAJASTHAN

F 045260

FORM-B

DECLARATION

Affidavit cum Declaration of Mr. Sahab Raj Nahta promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 24-08-2017:

I, Sahab Raj Nahta Son of Late Shri Narsingh Raj Nahta aged 55 years R/o 303, Lotus Residency, Daspan House, Ratanada, Jodhpur promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The land is owned by Mr. Jabar Singh Khichi, Mr. Mahaveer Singh, Mrs. Bher Kanwar and Mrs. Mithu Kanwar 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.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 1-Apr-2016 to 31-Mar-2019.



ATTESTED
24/4/17
NOTARY, JODHPUR

For Lotus Real Estate Builders & Developers

R. Nahta
Proprietor

भाग मुद्रांक विक्रेता सुमनश व्यास अनुज्ञापत्र संख्या 19/2011/जीवपुर/राज्य
 रजिस्टर क्रम संख्या 4026 दिनांक 22/8/2017 मुद्रांक वेत्यु व क्रम संख्या 3001
 मुद्रांक क्रेता का नाम श्री सादिकराज नादटा पिता/पति श्री श्रीसिंहराज नादटा
 पता 303 लेक्स रजिडेंसी 41/सपा हाउस रावना/डी जोधपुर
 प्रयोजन डिग्लेसरीन
 हस्ते कब की दशा में हस्ते का नाम पता श्री कुल शंवीरम
 क्रेता/हस्ते के हस्ताक्षर  मुद्रांक विक्रेता के हस्ताक्षर 
 विक्रय स्थान:- 431, प्रभाग 'सी' रोड, सरदारपुर, जोधपुर

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For Lotus Real Estate Builders N Developers

S. N. Nahta
Proprietor
Deponent

Verification

I Sahab Raj Nahta Son of Late Shri Narsingh Raj Nahta aged 55 years R/o 303, Lotus Residency, Daspan House, Ratanada, Jodhpur 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 Jodhpur on this 24th day of August, 2017.

For Lotus Real Estate Builders N Developers

S. N. Nahta

