



राजस्थान RAJASTHAN



CF 686624

(on Rs 50 stamp paper)

FORM-B
[see rule 3(4)]
DECLARATION

Affidavit cum Declaration of Mr. Paras Mal Kanted promoter of the proposed project "Adeshwar Park Avenue Block B situated at situated at Revenue Village Mandli Khurd, Tehsil Pali Khasra No 718/4

I, Paras Mal Kanted, S/o Shree Kewal Chandji Kanted, Aged about 63 years, Residing at 15, Jhuron Ka Bas, Pali (Rajasthan) 306401 Aadhar No XXXXXXXX7068 promoter of the Project "Adeshwar Park Avenue Block B" situated at Revenue Village Mandli Khurd, Tehsil Pali Khasra No 718/4 District Pali (Rajasthan) do hereby solemnly declare, undertake and state as under

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1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land/project is free from all encumbrances save and except 10.0% charge of the marketable area of the Land in favour of Nagar Vikas Nyas, Pali.
3. That the time period within which the project or phase thereof, as the case may be shall be completed by promoter is 30-09-2029.
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 development and the land cost and shall be used only for that purpose.
5. That the amounts form the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 in practice 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 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 any allottee at the time of

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allotment or any apartment, plot or building, as the case may be, on the grounds.

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Paras Mal Kanted

Promoter

Deponent



Date: 18 Dec 2025

Place: Pali

Verification

I, Paras Mal Kanted, S/o Shree Kewal Chandji Kanted, Aged about 63 years, Residing at 15, Jhuron Ka Bas, Pali (Rajasthan) 306401 Aadhar No ~~XXXXXXX~~7068 promoter of the Project "Adeshwar Park Avenue Block B" situated at Revenue Village Mandli Khurd, Tehsil Pali Khasra No 718/4 District Pali (Rajasthan) do hereby solemnly verify that the contents in above para nos 1 to 10 are true and correct to the best of my information and belief and nothing material has been concealed by me therefrom.

Verified by us at Pali in this 18th day of Dec, 2025.

Paras Mal Kanted

पारसमल कान्ते

Promoter

Deponent

ATTESTED

NOTARY, PALI (RAJ)

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