



सत्यमेव जयते



IN-RJ28590198198779X

INDIA NON JUDICIAL
Government of Rajasthan

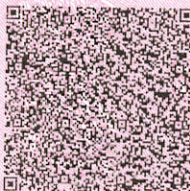
e-Stamp



Certificate No. : IN-RJ28590198198779X
Certificate Issued Date : 17-Sep-2025 12:41 PM
Account Reference : NONACC (SV)/ rj3000104/ JAIPUR/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ300010438628930662118X
Purchased by : TURBAN BUILD MART LLP
Description of Document : Article 4 Affidavit
Property Description : JAIPUR
Consideration Price (Rs.) : 0
(Zero)
First Party : TURBAN BUILD MART LLP
Second Party : TURBAN BUILD MART LLP
Stamp Duty Paid By : TURBAN BUILD MART LLP
Stamp Duty Payable (Rs.) : 50
(Fifty only)
Surcharge for Infrastructure Development (Rs.) : 5
(Five only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 5
(Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5
(Five only)
Stamp Duty Amount (Rs.) : 65
(Sixty Five only)

FOR TURBAN BUILD MART LLP

Gopal Ras Sharma
Authorised Signatory



ATTESTED

18 SEP 2025

NOTARY JAIPUR
Rajasthan INDIA

PF 0020713185

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shCILstamp.com or using e-Stamp Mobile App of Stock Holding.
2. The onus of checking the legitimacy is on the users of this certificate.
3. In case of any discrepancy please inform the Competent Authority.

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



I, Gopal Raj Sharma Son of Mr. Shrikrishana Sharma aged 38 years R/o Plot No. 262, First Floor, Kings Road, Nirman Nagar-C, Jaipur, Rajasthan-302019 duly authorized by the Turban Buildmart LLP, who is the promoter of the proposed project “**TURBAN RESIDENCY**” situated at Plot No. 306, Khatwara Scheme Block-A, At SEZ, District-Jaipur, State Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Mr. Praveen Vijaywargia R/o Jaipur 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 Development 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....**10/03/2027**
4. That seventy percent 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.

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Rajasthan INDIA

18 SEP 2025

FOR TURBAN BUILD MART LLP

Gopal Raj Sharma
Authorised Signatory

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

FOR TURBAN BUILDMART LLP
Gopal Raj Sharma
Authorised Signatory
Gopal Raj Sharma
(Deponent)

VERIFICATION

I, Gopal Raj Sharma Son of Mr. Shrikrishana Sharma aged 38 years R/o Plot No. 262, First Floor, Kings Road, Nirman Nagar-C, Jaipur, Rajasthan-302019 duly authorized by the Turban Buildmart LLP, 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 there from.

FOR TURBAN BUILDMART LLP
Gopal Raj Sharma
Authorised Signatory
Gopal Raj Sharma
(Deponent)



ATTESTED

NOTARY JAI PUNJ
Rajasthan

18 SEP 2025