



राजस्थान RAJASTHAN

FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Sita Ram Sharma, Promoter of the proposed project

I, Sita Ram Sharma S/o Bhonri Lal Sharma, Age 54, Address:- Basdi, Mukundpura Road, Bhankrota, Jaipur, Rajasthan-302026 (Aadhar No. - XXXX-XXXX-0013), do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the 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 may be, shall be completed by promoter is (30/09/2026)
4. That seventy per cent of the amounts realized 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.

ATTESTED
Ashok Kumar Rao
NOTARY PUBLIC
JAIPUR (GOVT. OF INDIA)

सीता राम शर्मा

30 APR 2025

28 APR 2025

क्रमांक 2298 दिनांक 100 रु. = 100/-
रुपये सीता राम
नाम श्री A हाफ
पिता का नाम श्री A हाफ
पता श्री A हाफ बाजार 2145 - 43
कला, जयपुर

Song
सीता समतानी (लाइसेंस नं. 37/2020)
115/145, अग्रवाल फार्म
मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर पंनागिर अधिनियम	
1 आधारभूत राजस्थान अधिनियम 1998 के अन्तर्गत राशि 1-10 रुपये	रुपये 10/-
2 मध्यम और उच्चतर श्रेणी के नक्काश और नक्काश पुस्तिकाएँ, प्रमाणिक नक्काश एवं मानक नक्काश अधिनियम के अन्तर्गत 11-20 रुपये	रुपये 20/-
3 उच्च श्रेणी के नक्काश अधिनियम के अन्तर्गत राशि 21-30 रुपये	रुपये 30/-

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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

सीतारामशर्मा

Deponent

Verification

I, Sita Ram Sharma S/o Bhonri Lal Sharma, Age 54, Address:- Basdi, Mukundpura Road, Bhankrota, Jaipur, Rajasthan-302026 (Aadhar No. - XXXX-XXXX-0013), 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 therefore.

Verified by me at **Jaipur** on this (30-04-2025)

ATTESTED
Asmita
NOTARY PUBLIC
JAIPUR (GOVT. OF INDIA)

30 APR 2025

सीतारामशर्मा

Deponent