



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ18004840065231P
Certificate Issued Date	: 09-Nov-2017 02:32 PM
Account Reference	: NONACC (LF)/ rjpellp05/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJPELLP0528820806257738P
Purchased by	: NITIN ANUPAM KUMAR SINGHAL
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT - RERA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NITIN ANUPAM KUMAR SINGHAL
Second Party	: NOT APPLICABLE
Stamp Duty Paid By	: NITIN ANUPAM KUMAR SINGHAL
Stamp Duty Payable (Rs.)	: 100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	: 10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 120 (One Hundred And Twenty only)

For Neemrana Estate Pvt. Ltd.



ATTESTED
NOTARY PUBLIC
JAIPUR

Nitin

Authorised Signatory



9 NOV 2017

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcliestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr Nitin Anupam Singhal duly authorized by the board of directors of Neemrana Estate Pvt Ltd, promoter of the proposed project vide its board resolution dated 10th July 2017:

I, Nitin Anupam Singhal Son/Daughter/Wife of Shri Anupam Kumar Singhal aged 44 R/o F-45 Manek Moti, Panchmarg, Off Yari Road, Anderi (W), Mumbai 400061 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 Shri Hari Singh & Shri Girraj Singh 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 abovementioned owners and Neemrana Estate Pvt Ltd for development of the real estate project and all phases of the project thereof, is enclosed with application.
2. That the said land is free from all encumbrances.
3. That the time period within which the Neemrana County Phase 3 of the project thereof, as the case may be, shall be completed by promoter is 11th August 2019.
4. That seventy per cent of the amounts realised by Neemrana Estate Pvt Ltd 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 Neemrana Estate Pvt Ltd 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 Neemrana Estate Pvt Ltd shall take all the pending approvals on time, from the competent authorities.

ATTESTED

NOTARY PUBLIC
JALPUR

9 NOV 2017

For Neemrana Estate Pvt. Ltd.

Authorised Signatory

9. That Neemrana Estate Pvt Ltd 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 Neemrana Estate Pvt Ltd 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.

For Neemrana Estate Pvt. Ltd.


Deponent
Authorised Signatory

Verification

I Nitin Anupam Singhal Son/Daughter/Wife of Shri Anupam Kumar Singhal aged 44, R/o F 45 Manek Moti, Panchmarg, Off Yari Road, Andheri (W), Mumbai 400061, 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 _____ on this ____ day of _____.

For Neemrana Estate Pvt. Ltd.

Deponent


Authorised Signatory