



सत्यमेव जयते



IN-RJ71404193531872Y

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ71404193531872Y
Certificate Issued Date	: 11-Apr-2026 04:37 PM
Account Reference	: NONACC (SV)/ rj3351504/ BIKANER/ RJ-BK
Unique Doc. Reference	: SUBIN-RJRJ335150419561243267470Y
Purchased by	: ADV VIJAY KAPOOR
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAJESH RAWAT
Second Party	: RERA
Stamp Duty Paid By	: RAJESH RAWAT
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)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 130 (One Hundred And Thirty only)

202-10-9



ATTESTED
CENTRAL NOTARY
BIKANER (RAJ) INDIA

11 APR 2026



PF 0012839169

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Central Notary.



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

Affidavit cum Declaration

I Rajesh Rawat S/o Banwari lal rawat, aged 53 years R/o Behind Basant Vihar Hotel, G-73, Samta Nagar, Bikaner, Bikaner, Rajasthan-334001, the promoter of the proposed project "AASHIYANA ENCLAVE" do hereby solemnly declare, undertake and state as under:

1. That Landowner has the legal title to the land on which the development of the project is proposed. Thereafter, Landowner executed Registered Power of Attorney in favor of Promoter.
2. That the project 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 till **11.08.2027**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 promoter shall take all the pending approvals on time, from the competent authorities.

L. Singh



ATTESTED
[Signature]
CENTRAL NOTARY
BIKANER (RAJ) INDIA
11 APR 2026



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 plot as the case may be, on any grounds.

RAJESH RAWAT

Rajesh Rawat

Deponent

Verification

I Rajesh Rawat S/o Banwari Lal Rawat, aged 53 years R/o Behind Basant Vihar Hotel, G-73, Samta Nagar, Bikaner, Bikaner, Rajasthan-334001, 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 Bikaner on this 10th April 2026.

RAJESH RAWAT

Rajesh Rawat

Deponent



ATTESTED
[Signature]
11/04/26
CENTRAL NOTARY
BIKANER (RAJ) INDIA
11 APR 2026