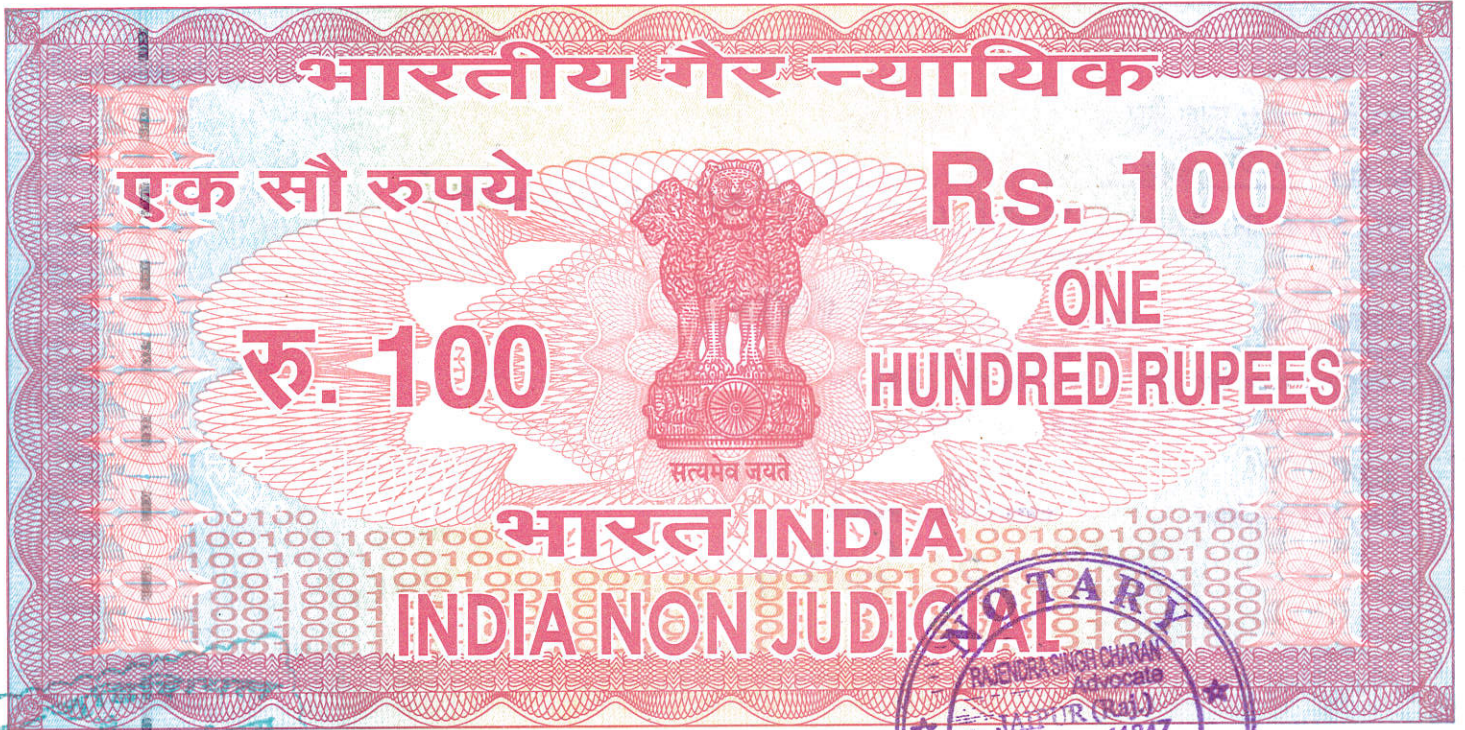




राजस्थान RAJASTHAN

02 AUG 2024

बीकानेर-334001
(राजस्थान)

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



609903

I, Shrawan Parewa Son of Mr. Kalu Ram Parewa R/o Near Panchayat Bhawan, Sunaro Ka Mohalla, Bichoon, Jaipur, Rajasthan-303604, proprietor of Jai Ganesh Enclave who is the promoter of the proposed project "JAI GANESH ENCLAVE" situated at Khasra No. 49/60 Village -Karmisar, District-Bikaner, State-Rajasthan, 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 30.06.2026



ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ) India

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.

For JAI GANESH ENCLAVE
731
PROPRIETOR

31 AUG 2024

मुद्रांक विक्रेता का नाम प्रताप तैवर अनुसूचि प्र. सं. 62/मैकान/201-

रजि. क्रम सं. 3390 दिनांक 23/8/24 मुद्रांक मूल्य एवं क्र. सं. 100/- जे. सी. 90/4(9)

मुद्रांक क्रेता का नाम जय शिवाजी एन्टरप्राइजेस प्रा. लि.

पता..... काकाजी

प्रयोजन..... हस्त..... जयशिवजी

स्टाम्प अधिनियम 1998 के अंतर्गत स्टाम्प राशि पर प्रयोजित अधिकार

1 आधारभूत अदसंरचना सुविधाओं हेतु (धारा 3-क)-10% रूपरे 10/-

2 गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20% रूपरे 20/-

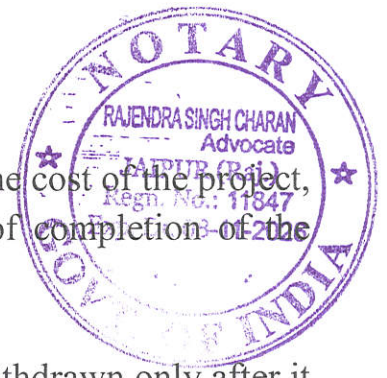
302

क्रेता/हस्ते के हस्ताक्षर

मुद्रांक विक्रेता के हस्ताक्षर

23/8/24

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 grounds.



ATTESTED


**NOTARY PUBLIC
JAIPUR (RAJ.) India**

For JAI GANESH ENCLAVE

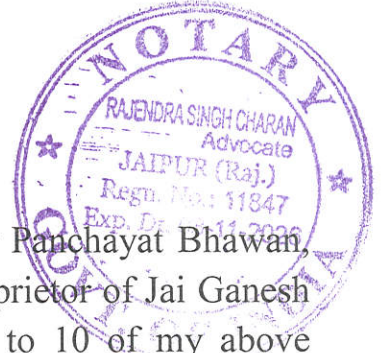
PROPRIETOR

**SHRAWAN PAREWA
(Deponent)**

31 AUG 2024

Verification

I, Shrawan Parewa Son of Mr. Kalu Ram Parewa R/o Near Panchayat Bhawan, Sunaro Ka Mohalla, Bichoon, Jaipur, Rajasthan-303604, proprietor of Jai Ganesh Enclave 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 JAI GANESH ENCLAVE

731

PROPRIETOR

SHRAWAN PAREWA

(Deponent)



ATTESTED

R

NOTARY PUBLIC
JAIPUR (RAJ.) India

31 AUG 2024