



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp



Certificate No.	: IN-RJ24611784260884Q
Certificate Issued Date	: 14-Mar-2018 12:42 PM
Account Reference	: NONACC (SV)/ rj3085004/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ308500441261407727542Q
Purchased by	: Neemrana Land Private Limited
Description of Document	: Article 4 Affidavit
Property Description	: Jaipur
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Neemrana Land Private Limited
Second Party	: Rera
Stamp Duty Paid By	: Neemrana Land Private Limited
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure	: 5
Development (Rs.)	(Five only)
Surcharge for Propagation and	: 5
Conservation of Cow (Rs.)	(Five only)
Stamp Duty Amount(Rs.)	: 60 (Sixty only)



ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
Jaipur (Raj)

15 MAR 2018

FOR NEEMRANA LAND PRIVATE LIMITED

Ankur DIRECTOR

UP 0005930320

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilestamp.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/Ms Naveen Verma promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its/his/their authorization dated _____:

I Naveen Verma Son/Daughter/Wife of Maliram Verma aged 42 R/o B-37, Man Nagar, Jhunjhunun, Rajasthan-333001 promoter of the proposed project/ duly authorized by the promoter of the proposed project 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
Or
The land is owned by 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 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.
That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 14/03/2023
4. That seventy per cent 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.

ATTESTED

FOR NEEMRANA LAND PRIVATE LIMITED
Naveen Verma
DIRECTOR

15 MAR 2018

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 utilised 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.

FOR NEEMRANA LAND PRIVATE LIMITED
Naveen Verma
DIRECTOR
Deponent

Verification

I **Naveen Verma** Son/Daughter/Wife of **Maliram Verma** aged **42** R/o **B-37, Man Nagar, Jhunjhun, Rajasthan-333001** 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.

Verified by me at _____ on this _____ day of _____

ATTESTED

And Kumar Jain
Ministry (Govt. of India)
1st Floor (Rd)

15 MAR 2018

FOR NEEMRANA LAND PRIVATE LIMITED
Naveen Verma
DIRECTOR
Deponent