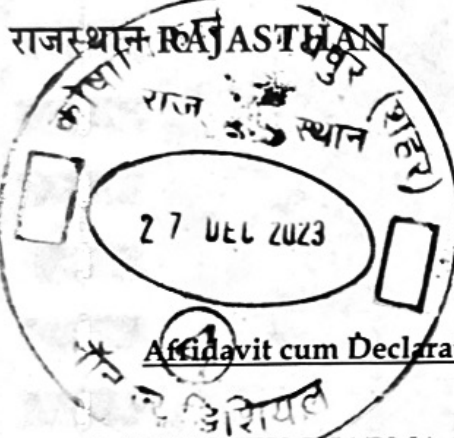




BS 969666

FORM - B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of ABHISHEK SHARMA, of the proposed project
"TARANG-B"

I, ABHISHEK SHARMA S/o Sh. ARJUN SHARMA (Aadhar No. XXXX-XXXX-8638)
Address: C-438, Jagdamba Vihar, Behind Heerapura Power House, Vaishali Nagar,
Jaipur, Rajasthan - 302021 authorized signatory of M/s "High Fly Buidestate LLP"
office - C-439, Jagdamba Nagar, Behind Heerapura Power House, Ajmer Road,
Vaishali Nagar, Jaipur, Rajasthan, India, 302021, do hereby solemnly declare,
undertake and state as under:

1. That the land is owned by M/s Kedia Builders and Developers Private Limited having
Reg. Office - A-6 to A-10, Shyam Nagar, Nadi Ka Phatak, Bainad Road, Murlipura,
Jaipur, who has a legal title to the land on which the development of the proposed
project is to be carried out. Thereafter M/s Kedia Builders and Developers Private
Limited has executed a power of attorney in favour of High Fly Buidestate LLP for the
further development of the said land.

ATTESTED

NOTARY PUBLIC JAIPUR

31 JAN 2024

For High Fly Buidestate LLP

Authorised Signatory

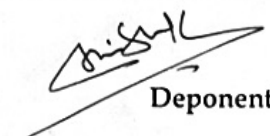
दिनांक 16/8/97 दिनांक 24-7-97
 कुदाक का मूल्य वास्तु 100
 केता का नाम ६/३० अन्तरा मकर १६०
 पिता/पति का नाम
 निवास स्थान
 केता के हस्ताक्षर :-

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प सन्धि पर प्रसारित अधिगण	
1. अधिस्तुत आवश्यकता सुविधाओं के	६
(धारा 3-क)-10% सन्धि	
2. यदि और सन्धि नल से सन्धि और सन्धि के	
(धारा 3-ख)/सन्धि अधिनियम 1998 के अन्तर्गत	६
अधिनियम के निवारण हेतु-20% सन्धि	
अधिनियम स्टाम्प वेण्डर	

श्री राजकुमार सैनी श्री
 ला. नं. 58/97 (स्टाम्प विक्रेता)
 नगर निगम (मुख्यालय) के पास
 टोक रोड, जयपुर (राज.)



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 me / promoter before 31/03/2025.
4. That seventy per cent of the amounts realized by promoter for the real estate project form 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 development 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 development of the project.
6. That the amount 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 development 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 Development 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 document 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.


Deponent

Verification

I, ABHISHEK SHARMA S/o Sh. ARJUN SHARMA (Aadhar No. XXXX-XXXX-8638)
Address: C-438, Jagdamba Vihar, Behind Heerapura Power House, Vaishali Nagar, Jaipur,
Rajasthan 302021, authorized signatory of M/s "High Fly Buidestate LLP" office - C
439, Jagdamba Nagar, Behind Heerapura Power House, Ajmer Road, Vaishali Nagar,
Jaipur, Rajasthan (India), 302021, do hereby verify that the contents in para No.1 to 10 of
our above Affidavit Declaration are true and correct and nothing material has been
concealed by me thereon.

ATTESTED 31 JAN 2024

NOTARY PUBLIC JAIPUR

Verified by us at Jaipur on this (31/01/2024)

High Fly Buidestate LLP


Authorized Signatory

Deponent