



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ43838937430342X
 Certificate Issued Date : 08-Dec-2025 02:16 PM
 Account Reference : NONACC (SV)/ rj3104604/ SRIGANGAN
 Unique Doc. Reference : SUBIN-RJRJ310460467509828560936X
 Purchased by : VINOD KUMAR
 Description of Document : Article 4 Affidavit
 Property Description : Affidavit
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RAAS INDIA PVT LTD
 Second Party : UIT SRI GANGANAGAR
 Stamp Duty Paid By : RAAS INDIA PVT LTD
 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)



For RAAS INDIA PVT.LTD.

रास इंडिया प्रा. लि.

Authorised Signatory



PTF

0028205344

Statutory Alert.

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E STAMP CERTIFICATE NO :- IN-RJ43838937430342X

FORM-B

[see rule 3(4)]

DECLARATION



AFFIDAVIT CUM DECLARATION SIGNED BY THE PROMOTER OR ANY OTHER PERSON DULY AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration of Sh. Rajkumar Sharma S/o Om Prakash Sharma aged about 45 years R/o Ward No. 4, Sadulshahar, Ganganagar being Authorized Signatory of M/s Raas India Private Limited for the proposed project "VRINDAVAN ENCLAVE" situated at Chak 4 Z Square No. 35 Killa No. 1, 2, 9, 10, 11, 12, 19, 20 Tehsil & District Sri Ganganagar (Raj.) duly authorized by board vide Board Resolution dated 26.09.2025.

I Rajkumar Sharma S/o Om Prakash Sharma aged about 45 years R/o Ward No. 4, Sadulshahar, Ganganagar duly authorized by the promoter M/s Raas India Private Limited do hereby solemnly declare, undertake and state as under: -

1. Promoter Company along with other promoter Himanshu Bihani have a legal title to the land on which the development of the project is proposed

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 is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the company is on or before 21.02.2027
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

ATTESTED
17/02/2025
BHAJAN LAL BISHNOI
NOTARY
SRI GANGANAGAR (RAJ)

For RAAS INDIA PVT.LTD.

27/02/2025
Authorised Signatory

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 Company 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 Company shall take all the pending approvals on time, from the competent authorities.
9. That Promoter Company have 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 Company 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

For M/s Raas India Private Limited

For RAAS INDIA PVT.LTD.

Raj Kumar Sharma

Authorised Signatory
Rajkumar Sharma

Authorized Signatory

ATTESTED
11/6/2025
BHAJAN LAL BISHNOI
Advocate
GOVT. OF RAJASTHAN (INDIA)

VERIFICATION

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Deponent

For M/s Raas India Private Limited
For RAAS INDIA PVT.LTD.

रस इन्डिया प्राइवेट लिमिटेड

Authorised Signatory

Rajkumar Sharma

Authorized Signatory

ATTESTED
BHAJAN LAL BISHNOI
NOTARY
SRI GANGANAGAR (RAJ)