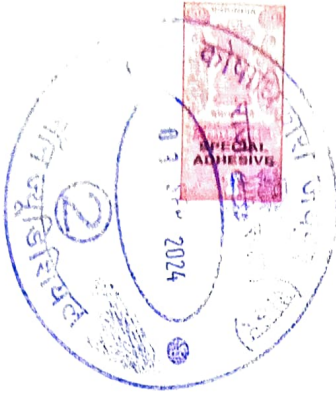




FORM-B
[See rule 3(4)]
DECLARATION

I, VIVEK SETHIA Son of Kamal Sethia, aged about 42 years R/o-801 Western Heights, S-21, Shyam Nagar, Sodala, Jaipur duly authorized by the RICHWELL ENTERPRISES PRIVATE LIMITED who is the promoter of the proposed project **“EMPRESS (PHASE-1)”** situated at Group Housing Plot No. B, Khasra No.- 96/1, 96/1/3, 97/4, 97/5, 98/1, 98/2, 98/3, 98/4, 98/6, 99, 102 to 104, 105/1, 105/2, 105/3, 106/1, 106/2, 106/3, 106/4, 107/2, 108/1, 108/2/1, 108/2/2, 108/3, 108/4, 109/2, 109/3, 109/4, 109/5, 109/6, 109/7, 109/460, 110, 119/1, 119/1/2, 119/2/1, 119/2/2, 110/4, 98/5, 98/7, 105/4, 109/1, 116/2, 483/460, Village-Ganpatpura, Tehsil-Sanganer, Jaipur (Rajasthan) do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Siddhi Vinayak Gardens LLP 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.

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is... 30.11.2028

4. 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.



ATTESTED
23 SEP 2024
NOTARY JAIPUR
RAJASTHAN (INDIA)

Authorised Signatory

20 SEP 2024

क्र.सं. 2998 दिनांक.....
मूल्य 50/-
नाम Richwell Enterprise Pvt Ltd
पिता का नाम.....
पता Jaipur
वास्ते Affixit ह.क्रेता.....

20 SEP 2024

nsr

राजस्थान स्टाम्प अधिनियम, 1968 के अन्तर्गत स्टाम्प रशि पर प्रचलित करिया	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	5
2. गाय और उसकी नस्ल के संरक्षण और सुवर्धन हेतु (धारा 3-ख)-20% रुपये	10
कुल योग	15
हस्ताक्षर ~~संजय~~ वेण्डर 30	

संजय सैनी
स्टाम्प विक्रेता
ला. नं. 75/2020
हवा सड़क सोडाला, जयपुर



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

For Richwell Enterprises (P) Ltd.

Authorised Signatory

VIVEK SETHIA
(Deponent)

VERIFICATION

I, **VIVEK SETHIA**, Son of Kamal Sethia, aged about 42 years R/o- 801 Western Heights, S-21 ShyamNagar, Sodala, Jaipur, Rajasthan-302019, duly authorized by the **RICHWELLENTERPRISE PRIVATE LIMITED** 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.

For Richwell Enterprises (P) Ltd,

Authorised Signatory

VIVEK SETHIA
(Deponent)



ATTESTED

NOTARY JAIPUR
RAJASTHAN INDIA

23 SEP 2024