

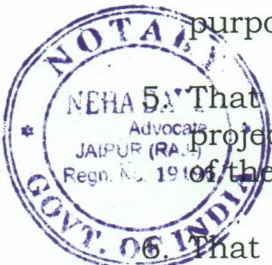


FORM-B
[see rule 3(4)]
DECLARATION

Affidavit cum Declaration

I, Raj Kumar Agarwal S/o Late Shri Manohar Lal Agarwal aged 45 years R/o 298, Opp. Hathroi School, Ajmer Road, Jaipur-302001 duly authorized by the Promoter, M/s Shri Khatu Shyam Real Estate Pvt.Ltd. do hereby solemnly declare, undertake and state as under:

1. The landowner Mr. Mahendra Singh s/o Jay Narayan Singh and Smt. Pushpa Kanwar W/o Mahendra Singh has a legal title to the land (Plot No. C18(EP), C18(MP), C18(WP), C19(EP), C19(MP), C19(WP), C20(EP), C20(MP) and C20(WP), Acharya Vinobha Bhawe Nagar, Vaishali Nagar, Jaipur-302021(Rajasthan) on which the development of the project is proposed by entering into Development Agreement with promoter Shri Khatu Shyam Real Estate Pvt.Ltd. through its Director Raj Kumar Agarwal
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 30-06-2027.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn only if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Notary Public, Jaipur

03 MAY 2024

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

DIRECTOR



क्र.स. 00194 दिनांक

मुद्राक का मूल्य 100

नाम SHRI KHATU SHYAM REAL ESTATE PVT LTD

पिता/पति का नाम

पता ASMER ROAD JALPA

मुद्राक का प्रायोजन AFFLADUIT

हस्ताक्षर

ला. स्टाम्प विक्रेता 13/2023

314, सूर्य टॉवर के पीछे

नर्व रोड जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1 आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3- क)- 10% रुपये 10

2 गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3- ख)- 20% रुपये 20

कुल योग 30/-

हस्ताक्षर स्टाम्प विक्रेता
हर्षित शर्मा ला. नं. 13/2023

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 utilized 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.

IDENTIFIED BY

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

Deponent

DIRECTOR

Verification

I, Raj Kumar Agarwal S/o Late Shri Manohar Lal Agarwal aged 45 years R/o 298,Opp.Hathroi School, Ajmer Road,Jaipur-302001, 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.

Verified by me at Jaipur on 03-05-2024

IDENTIFIED BY

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

Deponent

DIRECTOR



ATTESTED

Notary Public, Jaipur

03 MAY 2024