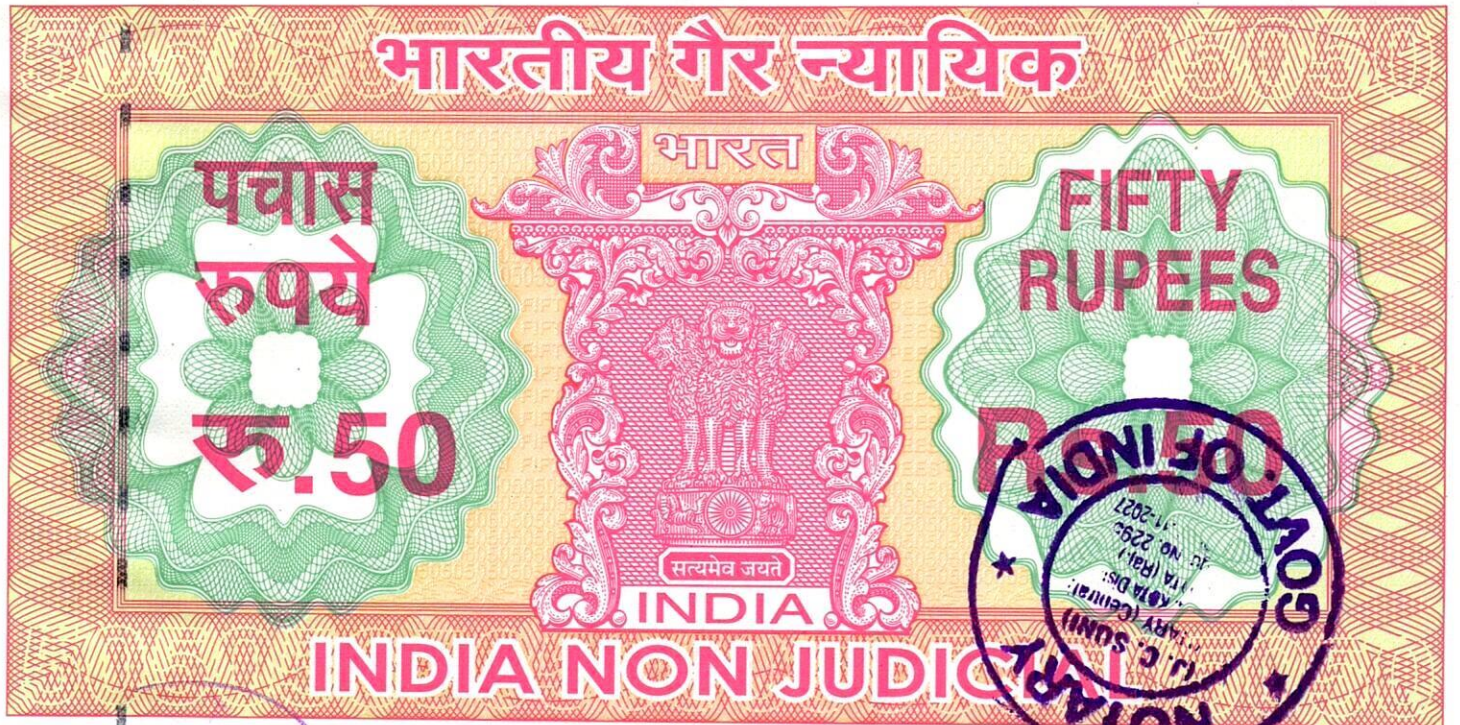




राजस्थान RAJASTHAN

CA 823223

FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Abhishek Jain S/o Parasmal Jain aged 39 years residing at 96, Bazar no. 3, Punjabi Gali, Opp. Govt. Hospital, Ramganj Mandi, Kota (Raj.) 326519 (PAN:-AGTPJ6215H), Promoter cum Power of Attorney Holder for the proposed project "RUKMAN RESIDENCY" situated at Khasra No. 3731/3643, 3727/3641, Gram - Khairabad, Tehsil - Ramganj Mandi, Kota, Rajasthan- 326519 do hereby solemnly declare, undertake and state as under:

1. That the promoter is Mr. Abhishek Jain s/o Parasmal Jain aged 39 residing at 96, Bazar no. 3, Punjabi Gali, Opp. Govt. Hospital, Ramganj Mandi, Kota (Raj.) 326519 (PAN:- AGTPJ6215H), Power of Attorney Holder for the land situated at Khasra No.3731/3643, 3727/3641, Gram- Khairabad, Tehsil- Ramganj Mandi, Kota Rajasthan- 326519 which is owned by Mr. Manoharlal S/o Hukamchand, Munni Bai W/o Devkaran residing at Yadav Mohalla Ramganj Mandi (Raj.) 326519 and Suket Road, Ramganj Mandi, Kota, (Raj.) 326519 having a legal title to the land on which the development of the project is proposed.

2. That the said land is free from all encumbrances.

Signed Before Me
Hence Identified By Me

[Signature]



नाम मुद्रांक विक्रेता संदीप सोनी अनुज्ञा पत्र संख्या 15/05

रजिस्टर कम संख्या 131 दिनांक 28-06-2025

मुद्रांक वेल्यु 50 ID No:

अभिषेक जैन पुत्र श्री पारसमल जैन
निवासी रामगंजमण्डी जिला कोटा

प्रयोजन : शपथपत्र

हस्ते केता की दशा में हस्ते का नाम : अशोक गुप्ता पुत्र श्री महेन्द्र गुप्ता
मो.: 8504001127

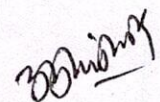
केता के हस्ताक्षर

मुद्रांक विक्रेता के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10%	रुपये 05
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20%	रुपये 10
कुल योग	रुपये 15

मुद्रांक विक्रेता के हस्ताक्षर

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 20.07.2026.
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.
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 we, 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 we, promoter shall take all the pending approvals on time, from the competent authorities.
9. That we, promoter 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 we, 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

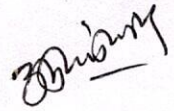




Verification

I, **Mr. Abhishek Jain S/o Parasmal Jain** aged 39 years residing at 96, Bazar no.3, Punjabi Gali, Opp. Govt. Hospital, Ramganj Mandi, Kota, (Raj.) 326519 do hereby verify that the content in Para No.1 to 10 of above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kota on this 29th day of June, 2025



Deponent

