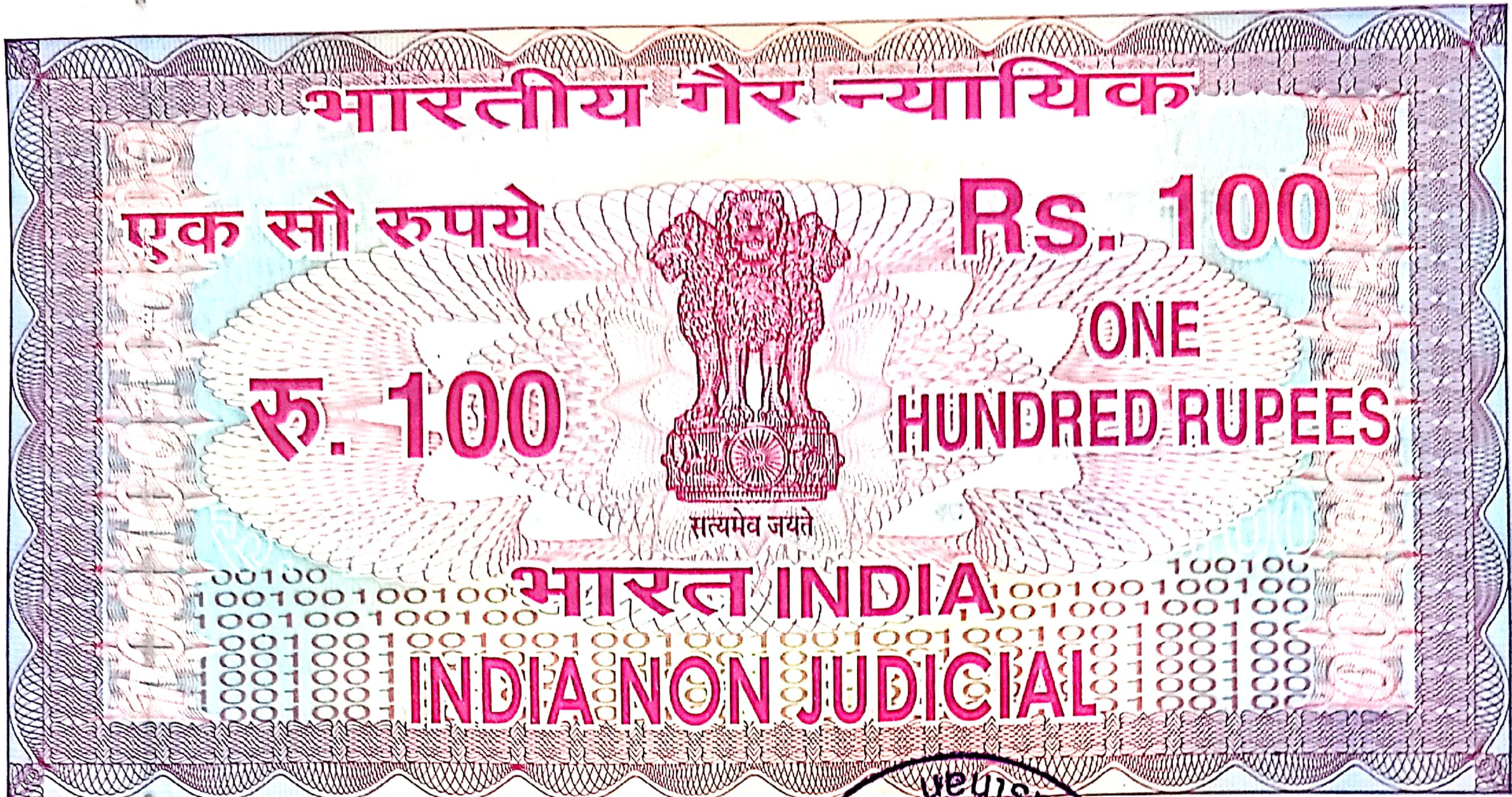
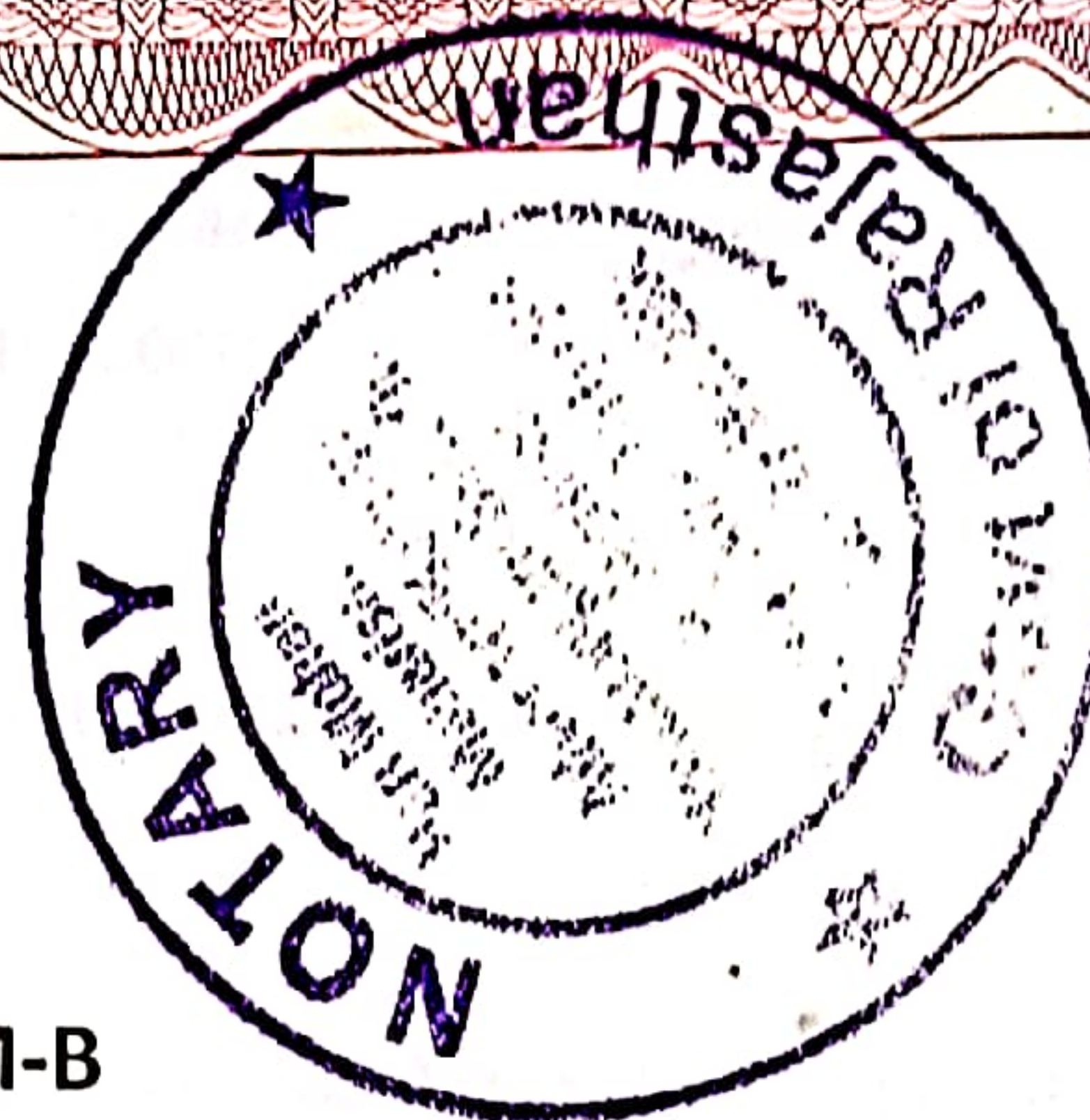




राजस्थान RAJASTHAN

CA 046800



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

Affidavit cum declaration of Jitendra Pal Garg the promoter of the proposed project:

I, Jitendra Pal Garg S/o Atma Ram Aggarwal aged 70 years R/o H No. 25, Sec. No. 9 Ext., Hanumangarh, PO: Hanumangarh Junction, Dist. Hanumangarh PIN 335512 regarding the project "J.M.G. PARADISE" Situated at Chak 2 NWN Tahsil & Dist. Hanumangarh, Raj. PIN 335512 Muraba No. 56 Stone No 133/242 Kila No. 3 (0.253 hectare), Kila No. 4 (0.253 hectare), Kila No. 5/1 (0.228 hectare), Kila No. 6/1 (0.228 hectare), Kila No. 7 (0.253 hectare), Kila No. 8 (0.253 hectare), Kila No. 13 (0.253 hectare), Kila No. 14 (0.253 hectare), Kila No. 15/1 (0.228 hectare), Kila No. 18 (0.253 hectare), Kila No. 23 (0.253 hectare). hereby solemnly declare, undertake and state as under:

1. That promoter i.e. Jitendra Pal Garg & Other Promoter i.e. Manjula Garg have 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.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 02/02/2024

ATTESTED
HARI MOHAN MAHARISHI
ADVOCATE/NOTARY
HANUMANGARH SUB. DIV.
Hanumangarh (Raj.)

Onee

नाम विजय कुमार अनुज्ञा त्र स 31/2016 9 2 007
 जि. क्र.स 1.2 दिनांक 11/11/99 मुद्रांक वल
 द्रांक क्रेता का नाम
 पता/पति का नाम
 गता
 ग्याजन
 हस्ता हस्ते के हस्ताक्षर विजय कुमार स्टाम्प विक्रेता
 31/11/16

01M 109 49 764
 राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
 स्टाम्प राशि पर प्रभारित अधिभार
 - आवांभत अयमरचना सुविधाओं हेतु
 धारा 1 क) 10% रुपये...
 2- गाय और उसकी नस्ल के संरक्ष और संवर्धन
 हेतु (धारा 3 ख) 10% रुपये...
 3-मानव निर्मित आपदा कोरोना 10% रुपये...
 हस्ताक्षर स्टाम्प वैण्डर कुल योग

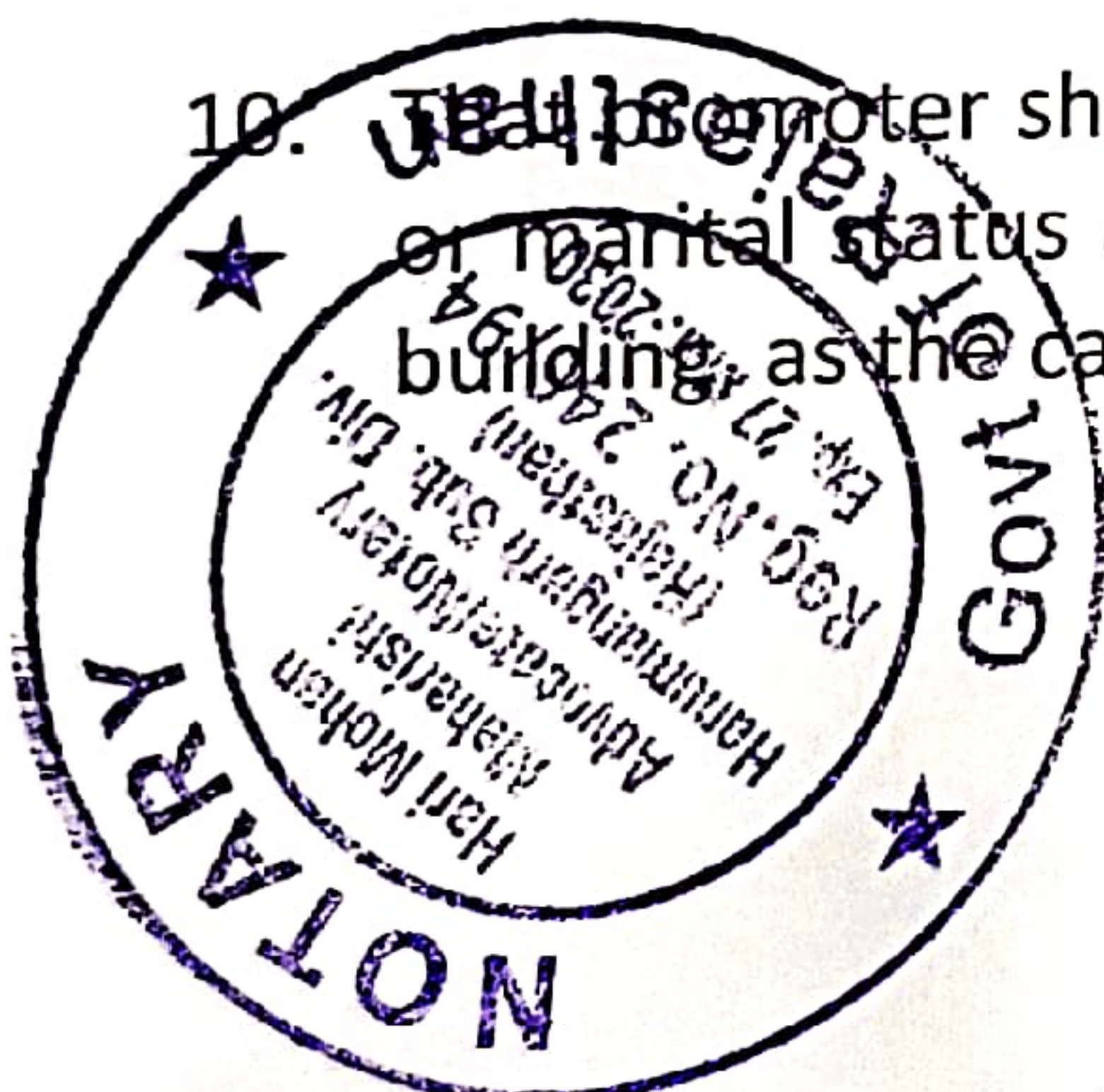


राजस्थान न्यायालय
 जयपुर
 01M 109 49 764

ATTESTED
 11/11/99

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 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.



Verification

Deponent

[Signature]

I, Jitendra Pal Garg S/o Atma Ram Aggarwal aged 70 years R/o H No. 25, Sec. No. 9 Ext., Hanumangarh, PO: Hanumangarh Junction, Dist. Hanumangarh PIN 335512, 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 there from.

Verified by me at on this ____ day of ____ 2025.

ATTESTED
HARI MOHAN MAHARISHI
ADVOCATE/NOTARY
HANUMANGARH SUB. DIV.
Dist. Hanumangarh (Raj.)

Deponent

[Signature]