



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

₹65

e-Stamp

₹65
₹65
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Certificate No. : IN-RJ39160810845054W
Certificate Issued Date : 09-Apr-2024 01:26 PM
Account Reference : NONACO (SV) / rj3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ314760465111029142075W
Purchased by : BABU LAL GURJAR SON OF CHHITAR MAL GURJAR
Description of Document : Article 4 Affidavit
Property Description : VILL GONER, JAIPUR
Consideration Price (Rs.) : 0
 (Zero)
First Party : BABU LAL GURJAR SON OF CHHITAR MAL GURJAR
Second Party : NA
Stamp Duty Paid By : BABU LAL GURJAR SON OF CHHITAR MAL GURJAR
Stamp Duty Payable (Rs.) : 50
 (Fifty only)
Surcharge for Infrastructure Development (Rs.) : 5
 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 5
 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5
 (Five only)
Stamp Duty Amount(Rs.) : 65
 (Sixty Five only)



बाबू लाल गुरजर

ATTESTED

ओ.प्रकाश 23-04-2024
 OM PRAKASH SHARMA
 Notary Public
 JAIPUR CITY (RAJ.) INDIA



₹65

IN-RJ39160810845054W

QE 0005117833

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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



Affidavit cum Declaration of Mr. Babu Lal Gurjar promoter of the proposed project "GULAAB ENCLAVE" situated at Khasra No.- 1829, 1830, 1815/1, 1818, 1819, 1820/1, 1828/1, 1831, 1832, 1833, 1834, 3747/1545, 3748/1831 At Revenue Village-Goner, Tehsil- Sanganer, Jaipur State-Rajasthan promoter of the proposed project "GULAAB ENCLAVE":

I. Babu Lal Gurjar S/o. Chhitar Mal Gurjar aged 67 Years R/o Gurjaro Ka Mohalla. Goner, Jaipur, Rajasthan-303905. Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has 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 the promoter is .02-12-2025..
4. That seventy percent 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 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 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

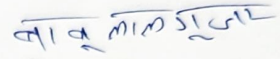
ATTESTED

31.12.23-04.2024
OM PRAKASH SHARMA
Notary Public
JAIPUR City (Raj.) INDIA

ॐ प्रकाश शर्मा

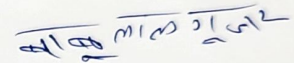
authorities.

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.


Deponent

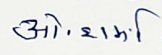
Verification

I, Babu Lal Gurjar S/o. Chhitar Mal Gurjar aged 67 Years R/o Gurjaro Ka Mohalla, Goner, Jaipur, Rajasthan-303905. 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.


Deponent



ATTESTED


23-04-2024
OM PRAKASH SHARMA
Notary Public
JAIPUR City (Raj.) INDIA