



सत्यमेव जयते



IN-RJ43020809892042X

INDIA NON JUDICIAL

Government of Rajasthan

₹130

e-Stamp

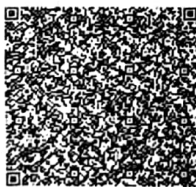
₹130 ₹130 ₹130 ₹130

Certificate No. : IN-RJ43020809892042X
Certificate Issued Date : 03-Dec-2025 11:18 AM
Account Reference : NONACC (SV)/ 13147604/ JAIPUR/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ314760465791305643659X
Purchased by : RAMSWAROOP SHARMA S C JAGDISH NARAYAN
Description of Document : Article 4 Affidavit
Property Description : DURGAPURA, JAIPUR
Consideration Price (Rs.) : 0
 (Zero)
First Party : RAMSWAROOP SHARMA S C JAGDISH NARAYAN
Second Party : NA
Stamp Duty Paid By : RAMSWAROOP SHARMA S C JAGDISH NARAYAN JAJORIA
Stamp Duty Payable (Rs.) : 100
 (One Hundred only)
Surcharge for Infrastructure Development (Rs.) : 10
 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 10
 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
 (Ten only)
Stamp Duty Amount(Rs.) : 130
 (One Hundred And Thirty only)



Ramsomp

₹130



Attested

Notary Public
Jaipur (Raj.) India
09 DEC 2025

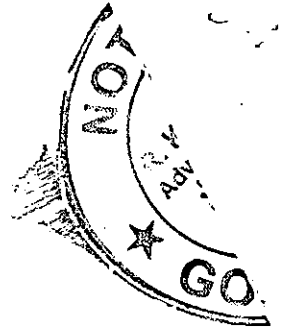
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PF 0031254308

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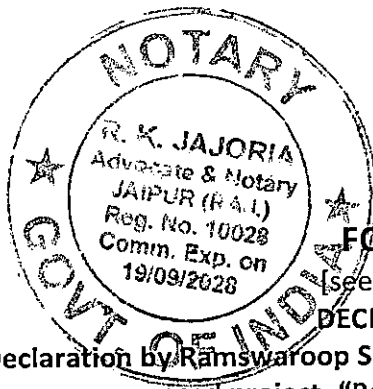
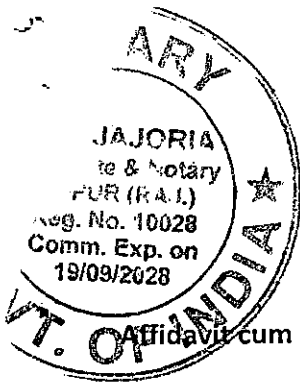
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FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration by Ramswaroop Sharma Promoter and authorized Signatory for the proposed project- "Balaji Pratap Nagar Enclave"

I, Ramswaroop Sharma S/O Jagdish Narayan Sharma , Aged 43 Years R/O 27 Sundar Vihar Colony Pani Ki Tanki Ke Pass, Jaipur, Rajasthan-302018 Promoter and authorized signatory for the Proposed Project "Balaji Pratap Nagar Enclave", situated at Khasra No. Khasra Nos. 600 Village - Dahlawash, Teh. Sanganer, Dist. Jaipur, Rajasthan do hereby solemnly declare, undertake and state as under:

That the present application for registration of the project is being made strictly in compliance with the directions of the Hon'ble RERA Authority, Jaipur, vide Order dated 04.08.2025, whereby the project has been treated as an "New" project and directed to be registered under Section 3 of the Real Estate (Regulation and Development) Act, 2016. *Ramswaroop*

1. The Land is owned by the Promoters of the Project, which have a legal title to the land on which the development of the of the project is proposed is enclosed with application.

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

3. That the project was substantially developed prior to issuance of the above RERA Order and the Completion Certificate dated 09.09.2022 has already been obtained from the competent authority.

4. That seventy per cent of the amounts realized by promoters 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.

Ramswaroop

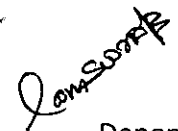
Attested
Notary Public
Jaipur (Raj.) India
09 DEC 2025

7. That promoter shall get the accounts audited within six months at 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.

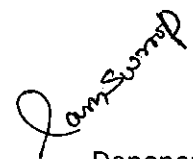


Deponent

Verification

I, **Ramswaroop Sharma** S/o Jagdish Narayan Sharma Aged 43 Years R/o 27 Sundar Vihar Colony, Pani Ki Tanki Ke Pass, Durgapura, Jaipur, Rajasthan-302018, Promoter and authorized signatory for the Proposed Project "**Balaji Pratap Nagar Enclave**", situated at Khasra No. 600 Village – **Dahlawash, Teh. Sanganer, Dist. Jaipur, Rajasthan** do hereby verify that the contents in above paras of our above affidavits cum declarations are true and correct and nothing material has been concealed by us therefrom.

We Verify at Jaipur on this 03rd Day of December, 2025.



Deponent