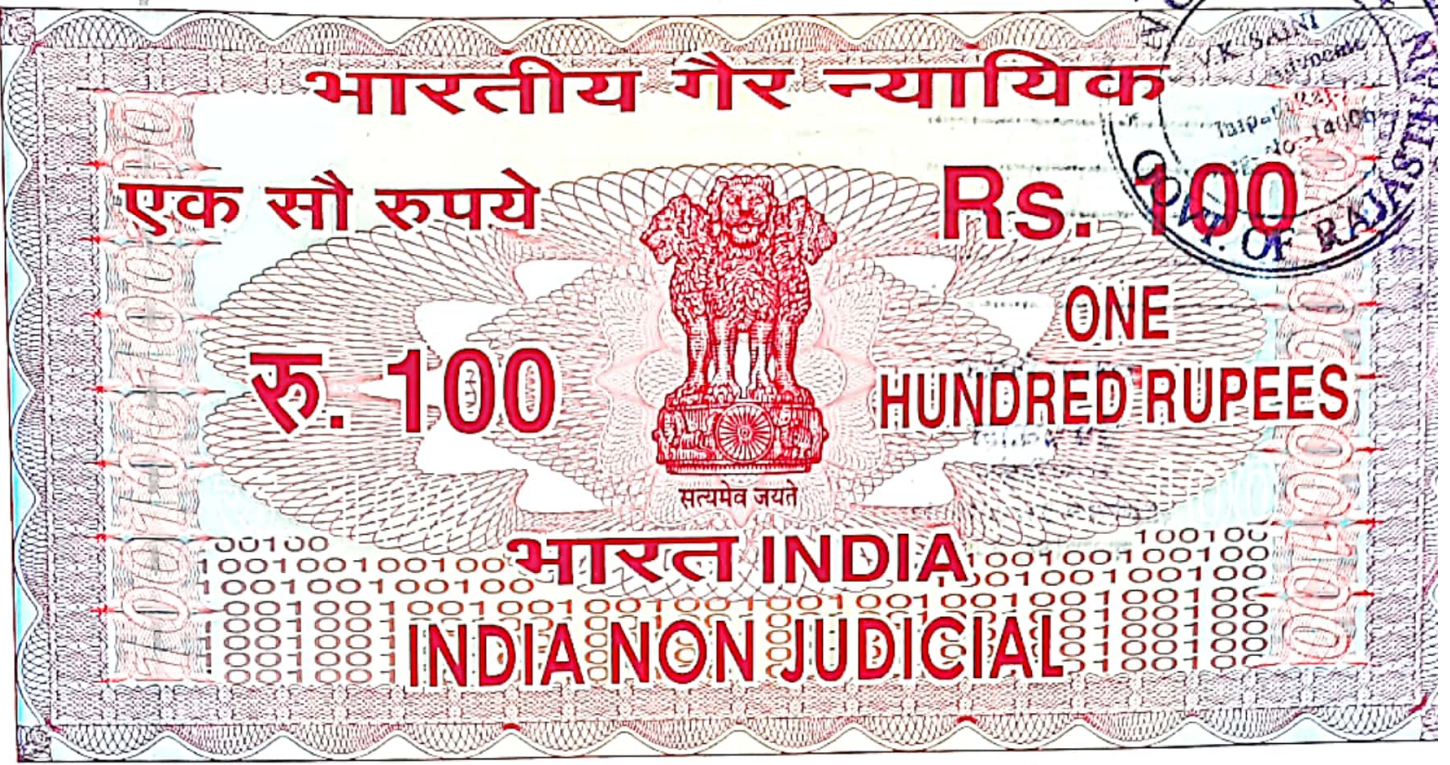
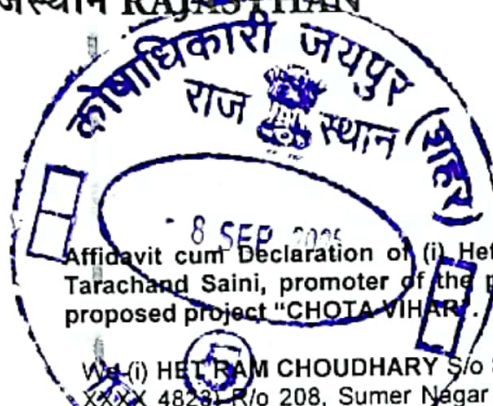




राजस्थान RAJASTHAN

CB-233235



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

Affidavit cum Declaration of (i) Het Ram Choudhary (ii) Manphool Saini (iii) Shyokaranand (iv) Tarachand Saini, promoter of the proposed project / duly authorized by the promoters of the proposed project "CHOTA VIHAR".

We (i) HET RAM CHOUDHARY S/o Shri Dhura Ram Choudhary aged 61 years (Aadhaar No. XXXX XXXX 4828) R/o 208, Sumer Nagar II, Kalyanpura, Mansarovar, Jaipur - 302020 (ii) MANPHOOL SAINI S/o Shri Ganesh Saini aged 97 years (Aadhaar No. XXXX XXXX 0038) R/o 449-C-D, Dadu Dayal Nagar, Kalyanpura, Jaipur - 302020 (iii) SHYOKARAN S/o Shri Ganesh aged 55 years (Aadhaar No. XXXX XXXX 2844) R/o 29, Kalyanpura, Sukhiya, Jaipur - 302020 and (iv) TARACHAND SAINI S/o Shri Bhuri Lal Saini aged 55 years (Aadhaar No. XXXX XXXX 4364) R/o 47-C-D, Dadu Dayal Nagar, Kalyanpura, Mansarovar, Jaipur - 302020, promoter of the "CHOTA VIHAR" situated at Khasra No. 347, 955/359, 957/360, Village Kesyawala, Tehsil Sanganer, Jaipur - 302029, do hereby solemnly declare, undertake and state as under:-

1. That, aforementioned 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 promoter is 31-12-2026.
4. That, seventy per cent of the amounts realized by promoter for the real estate project from the Allottee(s), 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 That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

[Signature]

श्रीमंगल

निकेत

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ)

05 DEC 2025

रजि. नं. 2288 दिनांक 28-11-2025

मुद्राक मूल्य 100

नाम हनुमान गिरी

पिता का नाम हनुमान गिरी

निवासी 208 मुमल नाल जयपुर

घास्ते 2140000

हस्ताक्षर विक्रेता

प्रेम प्रकाश
स्टाम्प विक्रेता

लाइसेंस नं. 51/2015-16

बानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रचारित अर्थात्	
1. आवाक्यभूत आयसंरचना सुविधाओं हेतु (बारा 3-क) 10% रुपये	100
2. घर और छोटी पत्तों के छतों और छतों हेतु 10%	100
3. प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (बारा 3-घ) 10% रुपये	100
कुल योग	300
हस्ताक्षर स्टाम्प विक्रेता प्रेम प्रकाश ला. नं. 51/2015-16	

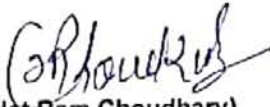




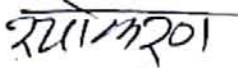
6. That, the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

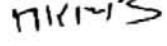
That, we / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and shall be verified during the audit that the amounts collected 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, we / promoter shall take all the pending approvals on time, from the competent authorities.
9. That, we / promoter have / 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, 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.


(Het Ram Choudhary)
Promoter


(Manphool Saini)
Promoter


(Shyokaran)
Promoter


(Tarachand Saini)
Promoter

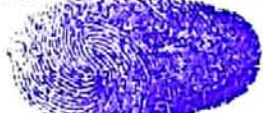
Place: Jaipur

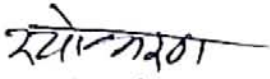
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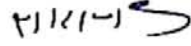
VERIFICATION

We, (i) HET RAM CHOUDHARY S/o Shri Dhura Ram Choudhary aged 61 years (Aadhaar No. XXXX XXXX 4823) R/o 208, Sumer Nagar II, Kalyanpura, Mansarovar, Jaipur - 302020 (ii) MANPHOOL SAINI S/o Shri Ganesh Saini aged 97 years (Aadhaar No. XXXX XXXX 0038) R/o 449-C-D, Dadu Dayal Nagar, Kalyanpura, Jaipur - 302020 (iii) SHYOKARAN S/o Shri Ganesh aged 55 years (Aadhaar No. XXXX XXXX 2844) R/o 29, Kalyanpura, Sukhiya, Jaipur - 302020 and (iv) TARACHAND SAINI S/o Shri Bhuri Lal Saini aged 55 years (Aadhaar No. XXXX XXXX 4364) R/o 47-C-D, Dadu Dayal Nagar, Kalyanpura, Mansarovar, Jaipur - 302020, do hereby verify that the contents in para No. 1 to 10 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.


(Het Ram Choudhary)
Promoter


(Manphool Saini)
Promoter


(Shyokaran)
Promoter


(Tarachand Saini)
Promoter

Place: Jaipur

Date: 05/12/25

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ)

05 DEC 2025