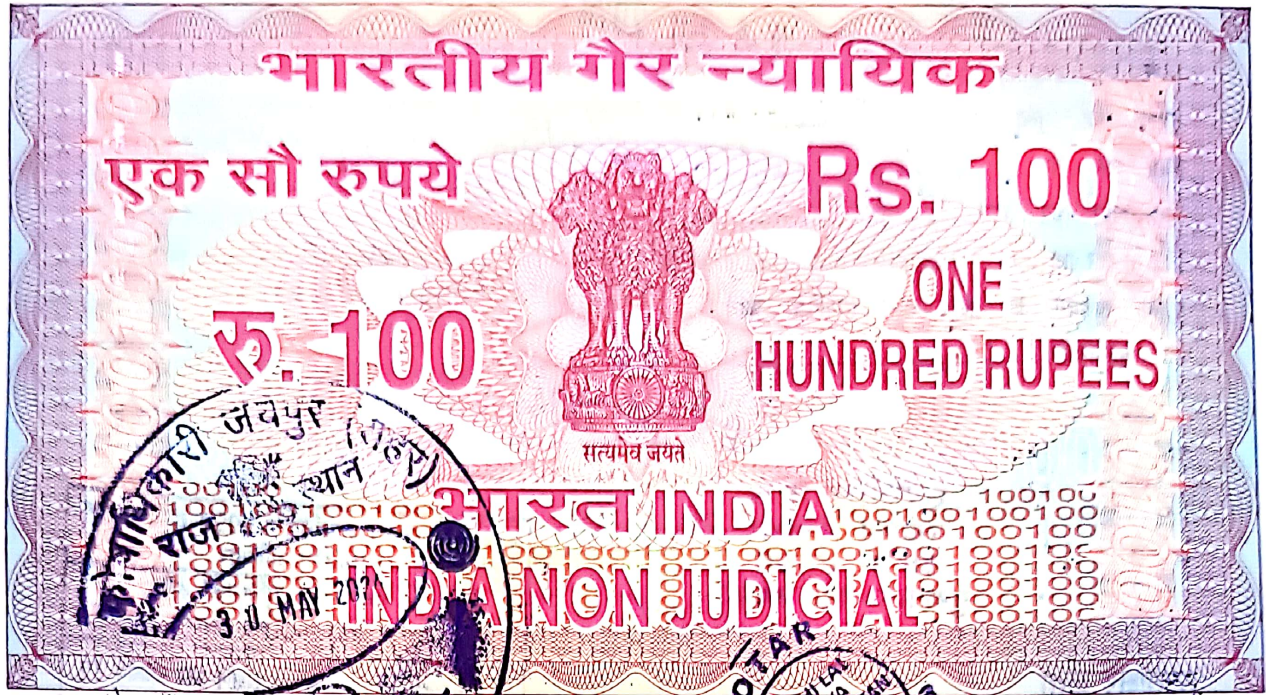




BV 459158

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

Affidavit cum declaration of Sameer Agarwal the promoter of the proposed project:

I, Sameer Agarwal S/o Tara Chand Agarwal aged 53 years R/o 206, SDC Coutyard, Near SKIT, Ramnagar, Jagatpura, Jaipur, Rajasthan 302017 regarding the project "Radhika Enclave-1" Situated at Killa No. 16, 17, 24/1, 24/2, 25/1, 25/2, Square No. 50 Chak 2 E Chhoti Tehsil Sri Ganganagar, District Sri Ganganagar Rajasthan 335001, 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 promoter is 22.02.2026.
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.

*Sameer*



**ATTESTED**  
*08.01.2025*  
**BANSHI LAL MAHIYA**  
**NOTARY**  
**LALGARH JATTAN**  
(Distt. Sri Ganganagar (Raj.) India)



क्र.स. 1189 24 JUL 2024

मुद्रांक का मूल्य  
क्रेता का नाम  
पिता/पति का नाम  
निवासी स्थान  
मुद्रांक खरीदने का अर्थ तथा सम्बन्धित कार्य  
का मूल्यांकन

JAMTEEN BIR  
TAMACHA  
DARATR

24 JUL 2024

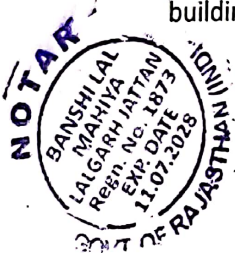
हरजीत कौर  
स्टाम्प विक्रेता  
ला.नं. 19/98  
गुरूनानकपुरा जयपुर

हस्ताक्षर क्रेता

| राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत                                                                               |      |
|--------------------------------------------------------------------------------------------------------------------------|------|
| स्टाम्प राशि पर प्रभाविता अधिभार                                                                                         |      |
| 1. आधारभूत व्यवस्थापना सुविधाओं हेतु (धारा 3-क) - 10% रूपये                                                              | 10/- |
| 2. पाथ आर्क, जल का संरक्षण और संवर्धन हेतु (धारा 3-ख)/ प्राकृतिक आपदाओं एवं मानव निर्मित आगदाओं के निवारण हेतु 20% रूपये | 20/- |
| कुल योग                                                                                                                  | 30/- |
| हरजीत कौर स्टाम्प विक्रेता<br>ला.नं. 19/98, हरजीत कौर                                                                    |      |

ATTESTED  
BY  
SANGHVI JALINSHAW  
NOTARY  
JALINSHAW

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.



**ATTESTED**  
08.01.2025  
**BANSHI LAL MAHIYA**  
**NOTARY**  
**LALGARH JATTAN**  
Distt. Sri Ganganagar (Raj.) India

*Sameer*  
Deponent

I, Sameer Agarwal S/O Tara Chand Agarwal aged 53 years R/o 206, SDC Coutyard, Near SKIT, Ramnagar, Jagatpura, Jaipur, Rajasthan 302017, 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.

Verified by me at Jaipur on this \_\_\_\_ day of December 2024.

**ATTESTED**  
08.01.2025  
**BANSHI LAL MAHIYA**  
**NOTARY**  
**LALGARH JATTAN**  
Distt. Sri Ganganagar (Raj.) India

*Sameer*  
Deponent