

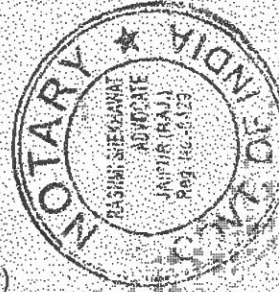


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INDIA NON JUDICIAL Government of Rajasthan

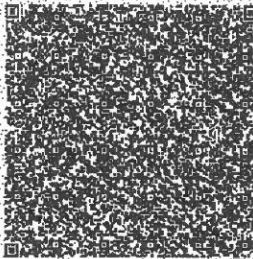
e-Stamp

Certificate No.	: IN-RJ13253049714628P
Certificate Issued Date	: 31-Jul-2017 05:35 PM
Account Reference	: NONACC (SV)/ rj3090604/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ3090604200649999946276P
Purchased by	: JANAK NANDINI REALTORS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: 165 RATHORE NAGAR JAIPUR RAJ.
Consideration Price (Rs.)	: 0 (Zero)
First Party	: JANAK NANDINI REALTORS PVT LTD
Second Party	: NA
Stamp Duty Paid By	: JANAK NANDINI REALTORS PVT LTD
Stamp Duty Payable	: 50 (Fifty only)
Surcharge for Infrastructure	: 10 (Ten only)
Development	: 10 (Ten only)
Surcharge for Propagation and	: 10 (Ten only)
Conservation of Cow	: 70 (Seventy only)
Stamp Duty Amount(Rs.)	: 70 (Seventy only)



For Janak Nandini Realtors Pvt. Ltd.

98/ Director



ATTESTED

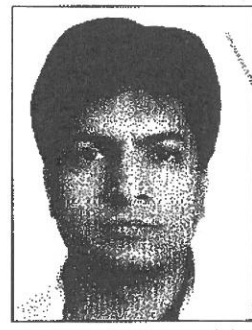
NOTARY PUBLIC
JAIPUR (RAJ)

31 JUL 2017

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.sholestamp.com'. Any discrepancy in the details on this Certificate and as available on the website 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. Kishore Kumar Sharma & Mr. Ashutosh Bansal, director/promoter of the proposed project / duly authorized by the directors of the proposed project vide its/his/their authorization dated 25.07.2017:

We, **Kishore Kumar Sharma** Son of Sh. Ram Sharan Sharma aged 54 years R/o 37, Uday Nagar A, Near Mansarovar Metro Station, Jaipur, director/promoter and **Ashutosh Bansal** Son of Sh. Praveen Kumar Bansal aged 38 years R/o C-110, Garud Marg, Hanuman Nagar, Vaishali Nagar, Jaipur, director/promoter of the proposed project / duly authorized by the directors of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

or

the land is owned by **M/s Janak Nandini Realtors Pvt. Ltd.** who have/has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.

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

or

That details of encumbrances NIL including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 29/2/2020

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 I / 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.

For Janak Nandini Realtors Pvt. Ltd.

98/2
Director

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8. That I /promoter shall take all the pending approvals on time, from the competent authorities.

9. That I /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 I /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.

For Janak Nandini Realtors Pvt. Ltd.

Deponent

Director

Verification

We, **Kishore Kumar Sharma** Son of Shri Ram Sharan Sharma and **Ashutosh Bansal** Son of Shri Praveen Kumar Bansal, 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.

For Janak Nandini Realtors Pvt. Ltd.

Verified by me at Jaipur on this 31st day of July 2017.

Deponent

Director

ATTESTED
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JALPAIGURI (RAJ)
31 JUL 2017