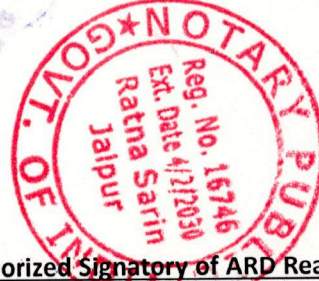




राजस्थान RAJASTHAN

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

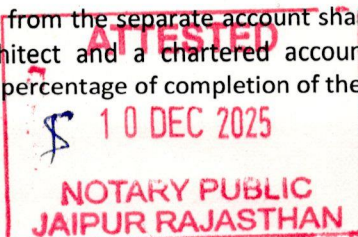


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Affidavit cum Declaration by Deepak Bansal, Director/Authorized Signatory of ARD Realtors Private Limited duly Authorized by Promoter – ARD Realtors Private Limited for the proposed project- "Shree Shyam Enclave".

I, Deepak Bansal, Director/Authorized Signatory of ARD Realtors Private Limited having principal place of business – 152, 1st Floor, Office No. 101, Savitri Vihar, Mansarovar Extn., Mansarovar, Jaipur, 302020, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That the Promoter "ARD Realtors Private Limited" 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 "Shree Shyam Enclave" thereof, as the case may be, shall be completed by promoter by **30-09-2026**.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottee, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



Deepak Bansal
DIRECTOR
ARD REALTORS PRIVATE LIMITED



क्रमांक 5433 दिनांक 10/12/2025

पुद्दाक का मूल्य 700

क्रेता का नाम ARD REALTORS PVT. LTD.

पिता का नाम

निवासी Pinkfloss Shashikant Kishan Manjharan Var

वास्तो Affidavit Jee pur Ra.

क्रेता Pur

राजस्थान स्टांप अधिनियम 1998 अन्तर्गत

स्टांप राशि पर प्रभाविता अधिभार

आधारभूत प्रत्यक्ष पविद्याओं हेतु

(धारा 3 क, 100 10)

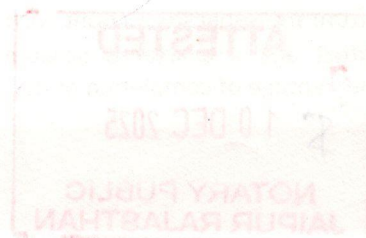
(2) गाय और उसकी पालतू पशुओं पर प्रभाविता हेतु

(धारा 3 ख, 100 20)

कुल 30

नस्तीकर स्टांप वण्ड

मुद्रा दया
ला. स्टांप सिस्टीम
ला.नं 113/2011-12
64/388, डीरा पथ
बानसरोवर जयपुर



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ARD REALTORS PVT. LTD.



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 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 shop, as the case may be, on any grounds.



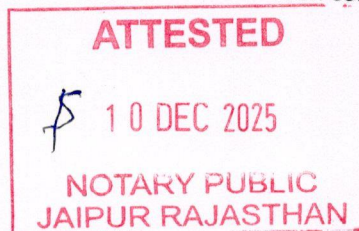
For ARD REALTORS PRIVATE LIMITED

Deepak
Deponent

Verification

I, **Deepak Bansal, Director/Authorized Signatory of ARD Realtors Private Limited** having principal place of business – 152, 1st Floor, Office No. 101, Savitri Vihar, Mansarovar Extn., Mansarovar, Jaipur, 302020, (Rajasthan), do hereby verify that the contents in para no. 1 to 10 of my above affidavits are true and correct and nothing material has been concealed by me therefrom.

For ARD REALTORS PRIVATE LIMITED



DIRECTOR

Deepak
Deponent