

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ97938283149697V
Certificate Issued Date	: 17-Jun-2023 02:23 PM
Account Reference	: NONACC (SV)/ rj3187804/ BHIWADI/ RJ-AL
Unique Doc. Reference	: SUBIN-RJRJ318780484718142722707V
Purchased by	: Jai Shree Technobuild Ltd
Description of Document	: Article 4 Affidavit
Property Description	: Khasra No. 935/847,841,842,843, Vill-Milakpur, Gurjar, Teh-Tijara, Distt-Alwar, Rajasthan-301019
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Jai Shree Technobuild Ltd
Second Party	: NA
Stamp Duty Paid By	: Jai Shree Technobuild Ltd
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 5 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 5 (Five only)
Stamp Duty Amount(Rs.)	: 65 (Sixty Five only)



For Jai Shree Technobuild Ltd.

DEPONENT
Director
ATTESTED

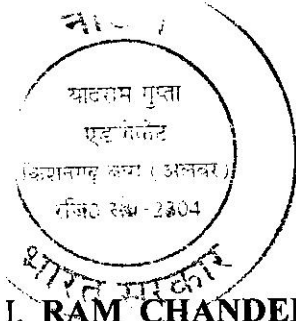
NOTARY Kishangarh Bass (Alwar)

17 JUN 2023

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



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

I, **RAM CHANDER VERMA** Son of **RISAL SINGH** aged about 56 R/o C-1/11, Printers Apartment, Sector-13, Rohini, Raja Pur Kalan, North West Delhi, Delhi-110085 duly authorized by the promoter of the proposed project project "**MADHUVAN RESIDENCY**" situated at Khasra No. 935/847, 841, 842, 843, Village- Milakpur, Gurjar, Tehsil- Tijara, District- Alwar, State- Rajasthan do hereby solemnly declare, undertake and state as under:

1. The land is owned by **M/S JAI SHREE TECHNOBUILD LIMITED** and **M/S EKTA BUILDCON PRIVATE LIMITED** 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 **31.02.2026**.
4. That seventy percent 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 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 Jai Shree Technobuild Limited,

ATTESTED

NOTARY Kishangarh Bass (Alwar)

17 JUN 2023

Director

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.

For Jai Shree Technobuild Ltd.

RAM CHANDER VERMA
(Deponent)
DEPONENT

Verification

I, **RAM CHANDER VERMA** Son of **RISAL SINGH** aged about 56 R/o C-1/11, Printers Apartment, Sector-13, Rohini, Raja Pur Kalan, North West Delhi, Delhi-110085 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 there from.

ATTESTED

NOTARY Kishangarh Bass (Awar)

RAM CHANDER VERMA
(Deponent)

DEPONENT

17 JUN 2023