

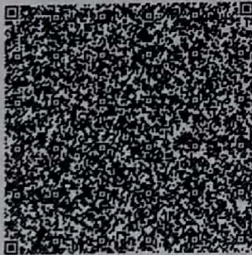


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

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Certificate No. : IN-RJ27829003129012Q
Certificate Issued Date : 28-Apr-2018 11:39 AM
Account Reference : NONACC (SV)/ rj3085004/ JAIPUR/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ308500447393744537796Q
Purchased by : Sunprime Home Infra LLP
Description of Document : Article 4 Affidavit
Property Description : Jodhpur Rajasthan
Consideration Price (Rs.) : 0
 (Zero)
First Party : Sunprime Home Infra LLP
Second Party : Rera
Stamp Duty Paid By : Sunprime Home Infra LLP
Stamp Duty Payable (Rs.) : 50
 (Fifty only)
Surcharge for Infrastructure : 5
 (Five only)
Development (Rs.) : 5
 (Five only)
Surcharge for Propagation and : 5
 (Five only)
Conservation of Cow (Rs.) : 60
 (Sixty only)
Stamp Duty Amount(Rs.) : 60
 (Sixty only)



Sunprime Home Infra LLP
ATTESTED
 ANIL KUMAR JAIN
 NOTARY (Govt. of India)
 JAIPUR (Raj.)
 Partner.

30 APR 2018

VO 0005932617

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilestamp.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/Ms Raghav Rathi promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 28-04-2018

I Raghav Rathi Son/Daughter/Wife of Inder Mal Rathi aged 31 R/o 5, Ganpati Nagar Extn, Behind Hotel Siddharth International, Kaylana Road Jodhpur Rajasthan-342001 promoter of the proposed project / duly authorized by the promoter 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 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.
~~That details of encumbrances _____ 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 **19/04/2023**
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.

ATTESTED

30 APR 2018

ANIL KUMAR JAIN
NOTARY (Govt. of India)
JODHPUR (Raj.)

Sunprime Home Infra LLP

Partner.

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.

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.

Sunprime Home Infra LLP

Deponent

Partner.

Verification

I **Raghav Rathi** Son/Daughter/Wife of **Inder Mal Rathi** aged **31** R/o **5, Ganpati Nagar Extn, Behind Hotel Siddharth International, Kaylana Road Jodhpur Rajasthan-342001** 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.

Verified by me at Jaipur on this _____ day of _____ 2018

ATTESTED

ANIL KUMAR JAIN
NOTARY (Govt. of India)
JAIPUR (Raj.)

Sunprime Home Infra LLP

Deponent

30 APR 2018