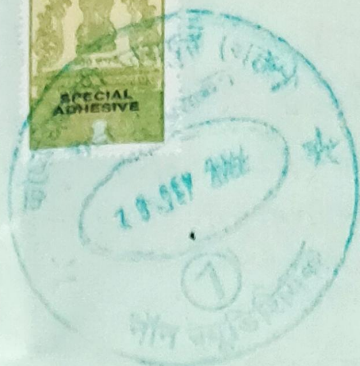


FORM-B
[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. OM PRAKASH GUPTA duly authorized by the promoter of the proposed project M/s NAINATH BUILDCOM vide authorization letter dated 01-03-2022:

I, OM PRAKASH GUPTA SON OF SHIV DAYAL GUPTA aged 54 R/o 168, GIRNAR COLONY SOUTH, GANDHI PATH, VAISHALI NAGAR, JAIPUR-302021 duly authorized by the promoter of the proposed project "JC HEIGHTS9" under M/s NAINATH BUILDCOM do hereby solemnly declare, undertake and state as under:

1. That M/s NAINATH BUILDCOM (promoter) have a legal title to the land bearing plot no C-11 & C-12 North, Narayanpuri C, Bishnawla, Sirsi Road, Jaipur-302021 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 31-07-2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

ATTESTED
CHHENA RAM CHOUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

For NAINATH BUILDCOM

PARTNER

22 OCT 2022

कमांक 6885 स्टाम्प विक्रेता दिनांक

स्टाम्प का मूल्य 100/-

केता का नाम : मेधा किरकोम जयपुर

पति श्री मोहन लाल गुप्ता
श्री शिव दयाल गुप्ता, पता - जयपुर
राजस्थान

स्टाम्प खरीदने का उद्देश्य

358

10 OCT 2022

श्री लाल
शक्ति लाल कुमावत
स्टाम्प विक्रेता ला.न. 13/2019
गान्धिवपुरा, झालवाड़ा, जयपुर

स्टाम्प प्राप्तकर्ता हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) - 10% रुपये	10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) - 20% रुपये	20/-
कुल योग	
30/-	

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

9. That promoter have 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.

Deponent

PARTNER

Verification

IOM PRAKASH GUPTA S/O SHIV DAYAL GUPTA aged 54 R/o 168, Girnar Colony South, Gandhi Path, Vaishali Nagar, Jaipur-302021 duly authorized by the promoter of the proposed project "JC HEIGHTS9" under M/s NAINATH BUILDCOMdo 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. I will solely responsible for it and will indemnify as per law.

Verified by me at jaipur on this 10th day of October, 2022.

Deponent

ATTESTED
HENA RAM SOUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

12 OCT 2022