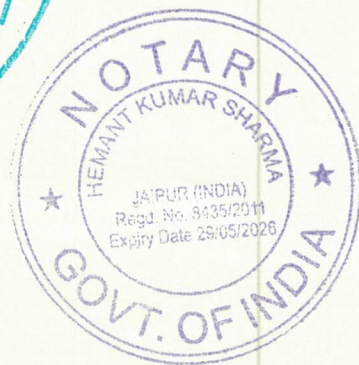
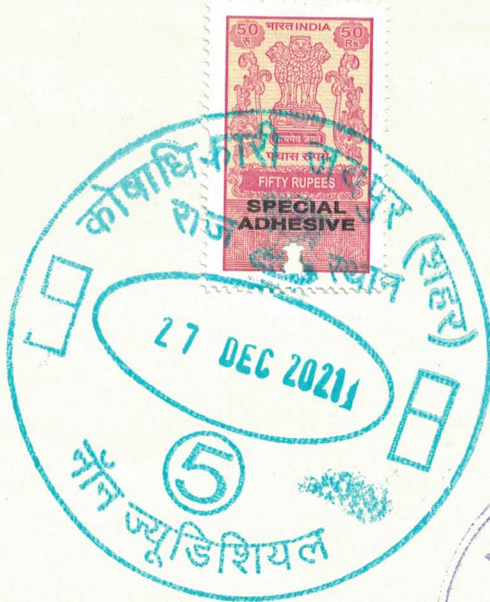




FORM 'B'
[See rule 3(4)]

DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Jai Krishan Jajoo, duly authorized by the Promoter of the proposed project vide its authorization dated 29.12.2021.

I, Jai Krishan Jajoo Son of Late Shri Bal Krishan Jajoo, aged 61 years, R/o 4-Ka-3, Monilek Marg, Jawahar Nagar, Jaipur- 302004 duly authorized by M/s. Shubhashish Builders and Developers, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That Promoter has a legal title to the land on which the development of the project is proposed.
2. That the project land situated at 'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur, Rajasthan 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 28.03.2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

ATTESTED

NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

12 JAN 2022

For Shubhashish Builders And Developers

Jai Krishan Jajoo
Authorised Signatory

क्रमांक ५७०० दिनांक 29 DEC 2021

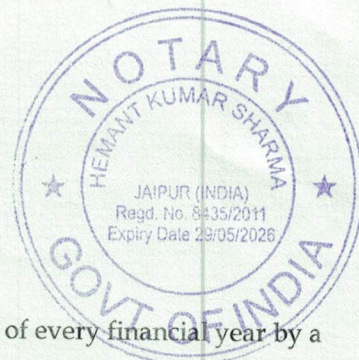
क्रेता का नाम श्रीमाधव विष्णु एड्स समूह
पिता/पति का नाम श्रीमाधव विष्णु एड्स समूह

निवास स्थान Amalpur

मुद्राक खरीदने का आशय

डीरा लाल शर्मा
 लॉ स्टाम्प विक्रेता
 लाइसेन्स नं.-11/2015
 97, गणेश नगर, निवारु रोड
 झोटवाड़ा, जयपुर (राज.)

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये.....	5
2. गाय और ऊँटनी वस्त्र के संरक्षण और संवर्धन हेतु / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3-ख)-20% रुपये.....	10
हस्ताक्षर स्टाम्प वेंडर	कुल योग..... 15



7. That the 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 amount 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 building, as the case may be, on any grounds.

For Shubhashish Builders And Developers

Jai Krishan Jaisi
Authorised Signatory

Verification

I, Jai Krishan Jajoo Son of Late Shri Bal Krishan Jajoo, aged 61 years, R/o 4-Ka-3, Monilek Marg, Jawahar Nagar, Jaipur- 302004 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 12th day of January, 2022.

Deponent

For Shubhashish Builders And Developers

Jai Krishan Jaisi
Authorised Signatory

ATTESTED

NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

12 JAN 2022

