

[illegible]



**FORM-B**  
[see rule 3(4)]  
**DECLARATION**

**Affidavit cum Declaration of Prajval Gupta duly authorized by Shree Khatu Shyam Colonizers Private Limited for the proposed project vide his authorization:**

I, Prajval Gupta S/O Dal Chand Gupta, R/O F-364, James Colony, Sector-3, Near Appollo Apartment, vidhyadhar Nagar, Jaipur, PO: Vidhyadhar Nagar, DIST: Jaipur, Rajasthan - 302023 duly authorized by the promoter- Shree Khatu Shyam Colonizers Private Limited of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Shree Khatu Shyam Colonizers Private Limited, Vikram Bajiya who 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.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **31.03.2027**
4. That seventy per cent of the amounts realized by directors 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Shree Khatu Shyam Colonizers Pvt. Ltd.

Director

**TESTED**  
**NOTARY PUBLIC**  
(RAJ.)

24 JAN 2026

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

*Prajival*  
Deponent

### Verification

I, Prajival Gupta Son of Dal Chand Gupta aged 29 Years R/o F-364, James Colony, Sector-3, Near Appollo Apartment, Vidhyadhar Nagar, Jaipur, Rajasthan - 302023 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 therefrom.

Verified by me at Jaipur on this \_\_\_ day of January 2026.

*Three Khata Shyam Colony Pvt. Ltd.*

*Prajival*  
Director  
Deponent

**ATTESTED**  
*[Signature]*  
**NOTARY PUBLIC**  
**JAIPUR (RAJ.)**

**24 JAN 2026**