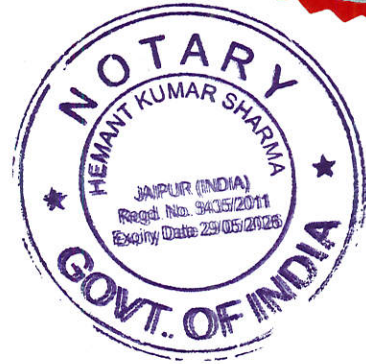




FORM 'B'
[See rule 3(4)]

DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Jai Krishan Jajoo, duly authorized by the Promoter of the proposed project vide its authorization dated 23.09.2022.

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 the land is owned by M/s. Shubhashish Realestate Services Private Limited, 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 project land situated at Plot No. 77 to 80, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, Rajasthan is free from all encumbrances.

For Shubhashish Builders and Developers

Jai Krishna Jajoo

Authorised Signatory

ATTESTED

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

15 NOV 2022

क्रमांक 16769 दिनांक 19.09.2022
मुद्रांक का मूल्य 50/- 19 SEP 2022

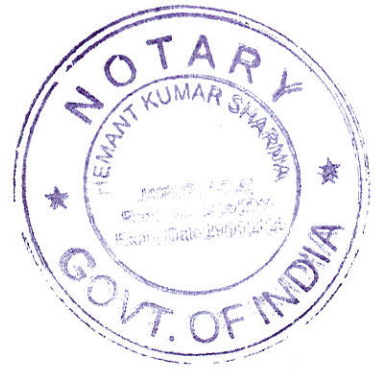
क्रेता का नाम SHUBHASHISH BUILDERS AND DEVELOPERS
पता Jaipur, Rajasthan

सम्बंधित कार्य का मुल्यांकन : शपथ पत्र

दीनदयाल कृष्ण
ला. नं. 20/2017
616. हसनपुर 19 SEP 2022

मोबाईल नम्बर :-
आधार नम्बर :-

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
(1). आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3 क)- 10 प्रतिशत रूपये - 05
(2). गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3 ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20 प्रतिशत रूपये - 10
कुल योग 15 हस्ताक्षर स्टाम्प वेण्डर



3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31.03.2025.
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 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 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
Deponent

Jai Krishan Jajoo
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 15th day of November, 2022.

For Shubhashish Builders And Developers
Jai Krishan Jajoo
Deponent
Authorised Signatory

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

15 NOV 2022