

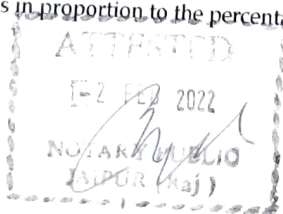
FORM-B
[see rule 3(4)]
DECLARATION



Affidavit cum Declaration of Sh. Manoj Parwani Authorized Signatory of M/s. JR Resorts & Realty LLP, Promoter of the proposed project: "Jai Vilas" vide its authorization dated 10/01/2022

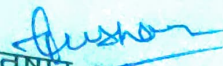
I, **Manoj Parwani S/o. Jhangi Ram Parwani** aged 49 years R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopal Pura Bye pass, Jaipur- 302018 (Raj.) duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The land is owned by Mr. Jaideep Singh S/o Sh. Thakur Vijay Singh, R/o C-42 Jyoti Marg, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur-302015 (Raj.) 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 time period within which the project shall be completed by promoter is 30th Day of September 2024.
3. The Proposed land is Free from all encumbrances.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



JR RESORTS AND REALTY LLP
Monaj Amur
PARTNER

रजि. क्रम सं. 3761 दिनांक 25/01/2020
 मुद्रांक का मूल्य - 100/-
 क्रेता का नाम - J.R. RESORTS AND REALTY LLP
 पिता/पति का नाम -
 निवास स्थान - S-9, Melan Nagar, Gopal Pura Bhatoli, Jind
 मुद्रांक खरीदने का आशय - Affidavit


 तुषार अग्रवाल
 ला.नं. 126/2020
 स्टाम्प विक्रेता


 हस्ताक्षर स्टाम्प क्रेता

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 एवं प्राकृतिक आपदाओं एवं मानव आपदाओं के निवारण हेतु (धारा 3-ख)-20%	रुपये 20/-
	कुल रुपये 30/-
 हस्ताक्षर स्टाम्प वेण्डर तुषार अग्रवाल ला.नं. 126/2020	

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 utilized 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.

JR RESORTS AND REALTY LLP

Manoj Parwani

Deponent
PARTNER

Verification

I, Manoj Parwani S/o. Jhangi Ram Parwani aged 49 years R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopalpura Bypass, Jaipur- 302018 (Raj.) 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 29th Day of January, 2022

JR RESORTS AND REALTY LLP

Manoj Parwani

Deponent
PARTNER

