



CE 806981

### FORM-B

[See rule 3(4)]

### DECLARATION

**Affidavit cum Declaration of MR. KISHORE SINGH BHAYAL promoter of the proposed project "ABHAY GURU COLONY" Situated at Khasra No.-1845/451, 1846/451 Village – Palari, Tehsil – Sumerpur, Dist.-Pali, State Rajasthan promoter of the proposed project vide its/his/their authorization dated**

I, Kishore Singh Bhayal Son of Hameer Singh Bhayal, aged 46 Years R/o B-04, Kanak Vrindawan, Sirsi Road, Panchyawala, Jaipur, Rajasthan-302034 Promoter of the proposed project authorized by the ABHAY GURU INVESTMENT of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter has a legal title to the land 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 05-04-2027
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.

**ATTESTED**  
**NOTARY PUBLIC**  
**JAIPUR (RAJ.)**  
**28 JAN 2026**  
**For ABHAY GURU INVESTMENT**  
**Proprietor**

क्र.सं. 02384 विक्रय की दिनांक 28 JAN 2026

मुदांक का मूल्य 50/-

क्रेता का नाम Kishore Singh Bhargal

पिता/पति का नाम Hameer Singh Bhargal

निवासी B-04 Kanak Vrindavan Sirsi Road Pachyavali Bijnor

वास्ते Affidavit

  
नखिल मंगनानी  
स्टाम्प विक्रेता ला. नं. 31/2025  
शॉप नं. 10, नन्दपुरी मार्केट, हवा सड़क  
बाईस रोडान, जयपुर (राजस्थान)  
मो. नं. 9782530800

28 JAN 2026

|                                                                                                                             |  |
|-----------------------------------------------------------------------------------------------------------------------------|--|
| राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत<br>स्टाम्प राशि पर प्रभारित अधिभार                                                |  |
| 1. आधारभूत आवश्यकता सुविधाओं हेतु<br>(धारा 3-क)-10% प्रतिशत                                                                 |  |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु<br>(धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित<br>आपदाओं के लिए 20% प्रतिशत |  |
| हस्ताक्षर स्टाम्प विक्रेता कुल योग 15/-<br>नखिल मंगनानी ला. नं. 31/2025                                                     |  |

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.
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 ABHAY GURU INVESTMENT  
  
Deponent Proprietor

#### Verification

I, Kishore Singh Bhayal Son of Hameer Singh, aged 46 Years R/o B-04, Kanak Vrindawan, Sirsi Road, Panchyawala, Jaipur, Rajasthan-302034. 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.

ATTESTED  
  
NOTARY PUBLIC  
JAIPUR (RAJ.)

28 JAN 2026

For ABHAY GURU INVESTMENT  
  
Deponent Proprietor