

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

NOV 2025

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

CG 292144

FORM-B

[See rule 3(4)]

DECLARATION



Affidavit cum Declaration of Mr. Yogesh Sarothia promoter of the proposed project “VISHWAKARMA MEGA INDUSTRIAL PARK” situated at Khasra No. 671/667, 530/193 At Village: - Rampura Patta Jhariya, Tehsil -Churu, Dist. - Churu, State Rajasthan duly authorized by the promoter of the proposed project vide its/his/their authorization dated.

I, Yogesh Sarothia Son of Manoj Kumar Sarothia aged 31 Years R/o B-25, F-3, Ashish Residency, Shreen Was Nagar, Behind Krishna Paradise, Murlipura, Jaipur, Rajasthan-302039. Promoter of the proposed project / duly authorized by the 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 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 16-12-2028²
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

NOTARY
Jaipur Distnc
Rajastna.

26 DEC 2025

For CGRM DEVELOPERS PVT. LTD.

Yogesh

Director

25 DEC 2025

क्रम सं. 12432 विक्रय का दिनांक
मुद्राकं का मुल्यांकन का मूल्यांकन.....50/.....

क्रेता का नाम - CHRM Developers, Pvt Ltd.

पिता एवं पति - Director Yogesh Sarothis

निवासी-

मुद्राकं खरीदने एवं सम्बन्धित कार्य का मूल्यांकन

Affidavit

25 DEC 2025

हितेश रूंगटा

ला.नं. 69/2020

नॉन ज्यूडिशियल स्टाम्प विक्रेता

चेतन्य भवन, न्यू कॉलोनी, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभापित अधिभार	
1. आधार भूत अ व संरचना सुविधाओं हेतु (धारा 3-क)-10% रूपये 5/.....	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20% रूपये 10/.....	
हस्ताक्षर स्टाम्प वेण्डर	कुल योग 15/

SHANKAR SHARMA

9772857308

For CHRM DEVELOPERS PVT. LTD.

Director

NOTARY

Notary District

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.

Deponent

For CGRM DEVELOPERS PVT. LTD.



Director

Verification

I, Yogesh Sarothia Son of Manoj Kumar Sarothia aged 31 Years R/o B-25, F-3, Ashish Residency, Shreen Was Nagar, Behind Krishna Paradise, Murlipura, Jaipur, Rajasthan-302039. 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
Jaipur Distric
Rajasthan
26 DEC 2025

Deponent

For CGRM DEVELOPERS PVT. LTD.



Director