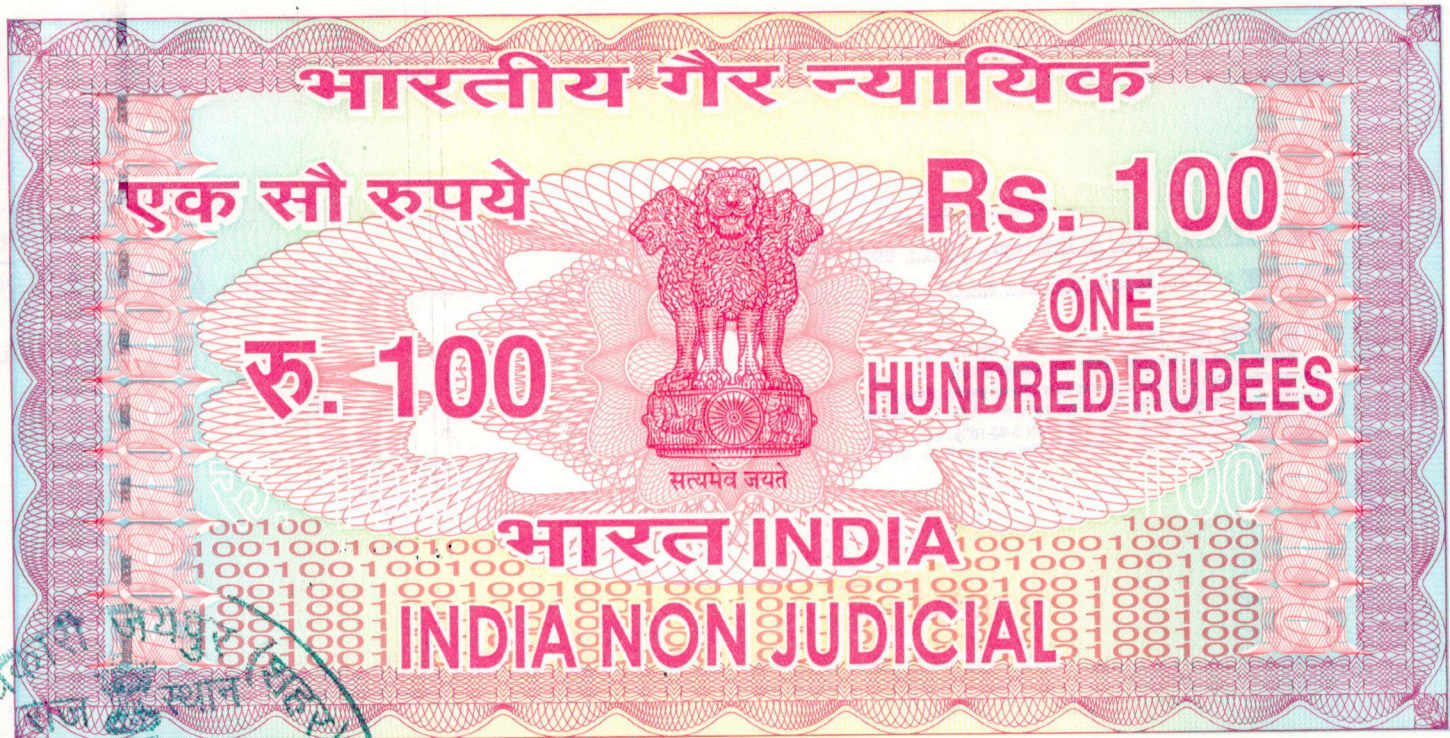




CB 955033

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



Affidavit cum Declaration by Mahendra Kumar Sharma, Promoter of the proposed project- "Adhiraj Residency".

I, Mahendra Kumar Sharma S/o Brij Lal Sharma, Aged 36, R/O – B-231, Kirti Nagar, Tonk Road, Durgapura, Jaipur, 302018, Rajasthan, do hereby solemnly declare, undertake and state as under: -

1. That Promoter- Mahendra Kumar Sharma and other promoter Mahendra Kumawat 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 "Adhiraj Residency" thereof, as the case may be, shall be completed by promoter is 30-04-2027.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottee, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

ATTESTED

NOTARY
SANGANER DISTT. JAIPUR

20 DEC 2025

Mahendra



क्र.स. :- 11162 दि 16/12/25 रकम 100 वास्ते Affidavit

नाम व पता :- Mahendra Kumar Sharma 50% Beij Lal Sharma, Kirli Nagar,
Jaipur

राकेश जैरोड़ा (स्टाम्प विक्रेता) लाईसेन्स नम्बर 105/09-10

84/40, विजय पथ, मानसरोवर, जयपुर (मो. 9828565550)

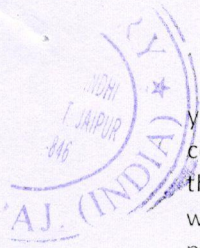
राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार
आधारभूत अवसंरचना सुविधाओं हेतु (पारा 3-क)- 10% = 10 रुतकर
गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (पारा 3-क)-10% = 10 रुतकर
प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार- 10% = 10 रुतकर

Suchit



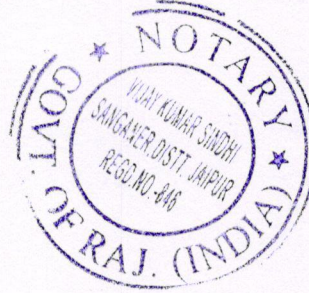
ATTESTED
NOTARY
JAYPUR

9 DEC 2025



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



M. Kumawat
Deponent

Verification

I, Mahendra Kumawat S/o Brij Lal Sharma, Aged 36, R/O – B-231, Kirti Nagar, Tonk Road, Durgapura, Jaipur, 302018, Rajasthan, do hereby verify that the contents in para no. 1 to 10 of my above affidavits are true and correct and nothing material has been concealed by me therefrom.

M. Kumawat
Deponent

ATTESTED
[Signature]
NOTARY
SANGANEER DISTT. JAIPUR

20 DEC 2025