



FORM-B

[See rule 3(4)]

DECLARATION

We, Ashok Kumar Paraswal S/o Mr. Gopal Lal, R/o Ward No. 12, Keriya, Dansroli, Sikar, Rajasthan-332742 and Shyopal Praswal S/o Mr. Mangu Ram Praswal R/o Keriyan, Dantaramgarh, Dansroli, Sikar, Rajasthan- 332742 are the partners of Shree Balaji Real Estate, who is the promoter of the proposed project “**SHRI BALAJI HEIGHTS VI**” situated at Plot No. B-67, B-68 & B-69 Narayanpuri- B, District-Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.
2. That the details of encumbrances amounting Rs. 10,00,00,000/- from Shubham Housing Development Finance Company including details of any rights, title, interest or name of any party in or over such land, along with details is attached.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is...११/०७/२०२१
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For Shree Balaji Real Estate
Partner

ATTESTED

NOTARY
District Jaipur Rajasthan (India)

20 JUN 2025

For Shree Balaji Real Estate
Shyopal
Partner

क्रमांक 2257 दिनांक 17/6/25
मुद्रांक का मूल्य 50/-
क्रेता का नाम Shree Balaji Real Estate
पिता/पति का नाम
पता Jaipur
वास्ते



कमलेश त्रिवेदी
ला. स्टाम्प विक्रेता 27/98
स्थान हाईकोर्ट, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवधारणा सुविधाओं के लिए (धारा 3-क)- 10% का	5
2. गाय और उभकी मत्त के संयोजन के लिए (धारा 3-ख)- 10% का	10
कुल राशि	15
इसका भुगतान करने के लिए	

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 utilised 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 Shree Balaji Real Estate


Partner
ASHOK KUMAR PARASWAL
(Deponent)

For Shree Balaji Real Estate


Partner
SHYOPAL PRASWAL
(Deponent)

VERIFICATION

We, Ashok Kumar Paraswal S/o Mr. Gopal Lal, R/o Ward No. 12, Keriya, Dansroli, Sikar, Rajasthan-332742 and Shyopal Praswal S/o Mr. Mangu Ram Praswal R/o Keriyan, Dantaramgarh, Dansroli, Sikar, Rajasthan- 332742 are the partners of Shree Balaji Real Estate, 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.

For Shree Balaji Real Estate


Partner
ASHOK KUMAR PARASWAL
(Deponent)

For Shree Balaji Real Estate


Partner
SHYOPAL PRASWAL
(Deponent)

ATTESTED


NOTARY
District Jaipur Rajasthan (India)

20 JUN 2025