



सत्यमेव जयते



IN-RJ28640500608328X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ28640500608328X
Certificate Issued Date	: 17-Sep-2025 02:42 PM
Account Reference	: NONACC (SV)/ rj3063204/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ306320438718262087832X
Purchased by	: A STUDIO REALTY
Description of Document	: Article 4 Affidavit
Property Description	: N/A
Consideration Price (Rs.)	: 0 (Zero)
First Party	: A STUDIO REALTY
Second Party	: RERA
Stamp Duty Paid By	: A STUDIO REALTY
Stamp Duty Payable (Rs.)	: 100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	: 10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 10 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 130 (One Hundred And Thirty only)

For A Studio Realty

[Signature]
Partner

For A Studio Realty

[Signature]
Partner



ATTESTED

[Signature]
17/09/2025
NOTARY PUBLIC
Sanganer, Jaipur (Raj.) India



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PF 0019737144

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shCILstamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and all details on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

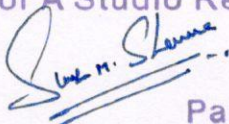
FORM-B
[See rule 3(4)]
DECLARATION

Affidavit cum Declaration by Sumit Sharma and Yogesh Saini, Partners/Authorized Signatory of A Studio Realty duly authorized by Promoter - A Studio Realty for the proposed project- "Gurukripa Aarise".

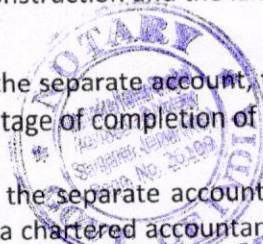
We, Sumit Sharma and Yogesh Saini, Partners/Authorized Signatory of A Studio Realty having principal place of business – 102, First Floor, Plot No. 450, Shiva Residency, Adarsh Nagar, Jaipur, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That Promoter A Studio Realty 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 "**Gurukripa Aarise**" thereof, as the case may be, shall be completed by promoter is **31-03-2029**
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.

For A Studio Realty


Partner

Partner



ATTESTED


NOTARY PUBLIC
Sanganer, Jaipur, Rajasthan

For A Studio Realty



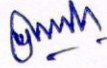
Partner

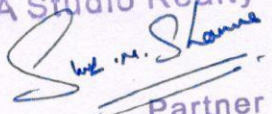
7. That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected 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 shop, as the case may be, on any grounds.

For A Studio Realty

Partner

For A Studio Realty

Partner

Deponent

Verification

We, Sumit Sharma and Yogesh Saini, Partners/Authorized Signatory of A Studio Realty having principal place of business – 102, First Floor, Plot No. 450, Shiva Residency, Adarsh Nagar, Jaipur (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 there from.



ATTESTED
17/9/2025
NOTARY PUBLIC
Sangar, Jaipur (Raj.) India

For A Studio Realty

Partner

For A Studio Realty

Partner
Deponent