

सत्यमेव जयते



IN-RJ28640500608328X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Payable (Rs.)
Surcharge for Infrastructure Development (Rs.)
Surcharge for Propagation and Conservation of Cow (Rs.)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)
Stamp Duty Amount(Rs.)

IN-RJ28640500608328X
17-Sep-2025 02:42 PM
NONACC (SV)/rj3063204/JAIPUR/RJ-JP
SUBIN-RJRJ306320438718262087832X
A STUDIO REALTY
Article 4 Affidavit
N/A
0
(Zero)
A STUDIO REALTY
RERA
A STUDIO REALTY
100
(One Hundred only)
10
(Ten only)
10
(Ten only)
10
(Ten only)
130
(One Hundred And Thirty only)

For A Studio Realty

Partner



ATTESTED
NOTARY PUBLIC
17/09/2025
Sanganer, Jaipur (Raj.) India

For A Studio Realty

Partner

PF 0019737144

Statutory Alert:

- The genuineness of this Stamp certificate should be checked on the website / mobile app or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and in the details on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- 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".

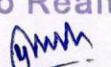
We, Sumit Sharma and Yogesh Saini, Partners/Authorized Signatory of A Studio Realty having principal place of business – 102, First Floor, Plot No. 450, Shiva Residency, Adarsh Nagar, Jaipur, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

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

Sumit Sharma
Partner

NOTARY PUBLIC
Sanganer, Jaipur (Raj. India)
11/11/2025

For A Studio Realty

Yogesh Saini
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.

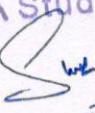
9. That Promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

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


Sumit M. Sharma
Partner

Deponent

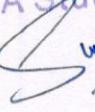
Verification

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.

For A Studio Realty


Partner

For A Studio Realty


Sumit M. Sharma
Partner

Deponent

