



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan



IN-RJ12373068594651X

e-Stamp

Certificate No.

: IN-RJ12373068594651X

Certificate Issued Date

: 16-Jun-2025 11:19 AM

Account Reference

: NONACC (SV)/ rj3242804/ GOKULPURA/RJ

Unique Doc. Reference

: SUBIN-RJRJ3242804075419375285204

Purchased by

: JB CONSTRUCTION THRU PARTNER GANESH RAM

Description of Document

: Article 4 Affidavit

Property Description

: PLOT NO. 41-42, KALA NAGARI, KALWAR ROAD, GOKULPURA, KALWAR ROAD, JHOTWARA, JAIPUR

Consideration Price (Rs.)

: 50
(Fifty only)

First Party

: JB CONSTRUCTION THRU PARTNER GANESH RAM

Second Party

: NA

Stamp Duty Paid By

: JB CONSTRUCTION THRU PARTNER GANESH RAM

Stamp Duty Payable (Rs.)

: 50
(Fifty only)

Surcharge for Infrastructure Development (Rs.)

: 5
(Five only)

Surcharge for Propagation and Conservation of Cow (Rs.)

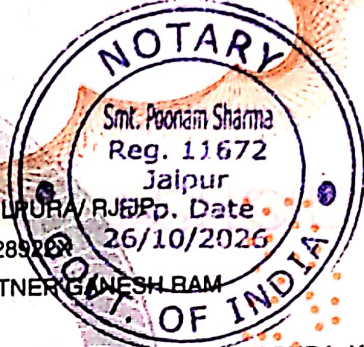
: 5
(Five only)

Surcharge for Relief from Natural and Man-made Calamities (Rs.)

: 5
(Five only)

Stamp Duty Amount(Rs.)

: 65
(Sixty Five only)



For J B CONSTRUCTION
PARTNER



16 JUN 2025
ATTESTED

NOTARY PUBLIC
GOVT OF INDIA JAIPUR

IN-RJ12373068594651X

0013172709

Statutory Alert:

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INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



IN-RJ12372986552304X

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-RJ12372986552304X

: 10-Jun-2026 11:18 AM

: NONACC (8V)/ 13242804/ GOKULPURA RJ-JP

: SUBIN-RJRJ3242804075387829310358

: JB CONSTRUCTION THRU PARTNER GANESH RAM

: Article 4 Affidavit

: PLOT NO. 41-42, KALA NAGARI, KALWAR ROAD, GOKULPURA, KALWAR ROAD, JHOTWARA, JAIPUR

: 50
(Fifty only)

: JB CONSTRUCTION THRU PARTNER GANESH RAM

: NA

: JB CONSTRUCTION THRU PARTNER GANESH RAM

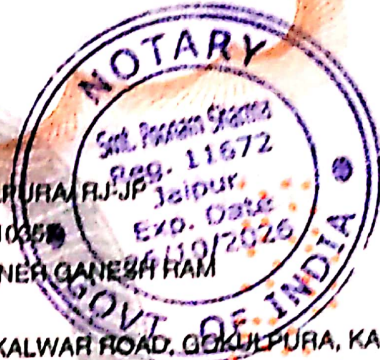
: 50
(Fifty only)

: 5
(Five only)

: 5
(Five only)

: 5
(Five only)

: 65
(Sixty Five only)



For JB CONSTRUCTION

001312135

PARTNER



ATTESTED

IN-RJ12372986552304X
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

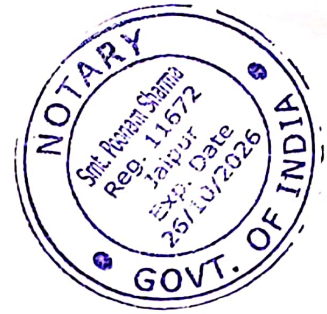
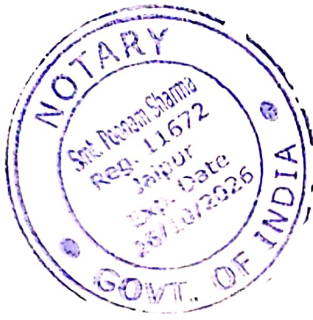
QIE 0013172708

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FORM-B
[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr GANESH RAM duly authorized by the promoter of the proposed project JB PRIME vide authorization letter dated 26-05-2025:

I, GANESH RAM S/O GIRDHARI LAL JAT, aged 34 years R/o PLOT NO. 41-42, KALA NAGARI, KALWAR ROAD, GOVINDPURA, JAIPUR-302012 authorised signatory of the proposed project "JB PRIME" under M/s JB CONSTRUCTION authorized by the promoter of the proposed project "JB PRIME" under M/s JB CONSTRUCTION do hereby solemnly declare, undertake and state as under:

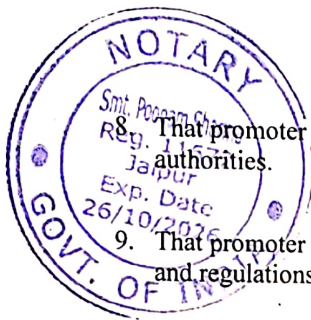
1. That M/s JB CONSTRUCTION (Promoter) have a legal title to the land bearing KHASARA NO. 2534/760 & 2537/2479 IN VILLAGE SIRSI, TEHSIL AND DIST. - JAIPUR, JAIPUR-302012 on which the development of the project is proposed.
2. That the promotor has taken a loan from TATA Capital Housing Finance ltd of Rs 4,00,00,000.00 (Rupees four crore only) .
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 30-04-2028.
4. That seventy per cent 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.
7. That I / 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.

ATTESTED

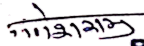
Pooja Sharma
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

For J B CONSTRUCTION
[Signature]
PARTNER





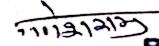
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That promoter shall not discriminate 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 J B CONSTRUCTION

PARTNER
Deponent

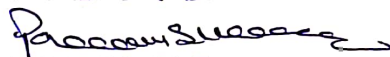
Verification

I, GANESH RAM S/O GIRDHARI LAL JAT, aged 34 years R/o PLOT NO. 41-42, KALA NAGARI, KALWAR ROAD, GOVINDPURA, JAIPUR-302012 authorised signatory of the proposed project "JB PRIME" under M/s JB CONSTRUCTION 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. I will solely responsible for it and will indemnify as per law.

Verified by me at jaipur on this 16th day of June, 2025.

For J B CONSTRUCTION

PARTNER

ATTESTED


NOTARY PUBLIC
GOVT OF INDIA JAIPUR

