



FORM-B
[see rule 3(4)]



DECLARATION

Affidavit cum Declaration of Mr. Vijay Krishna Modi duly authorized by the promoter Okay Plus Builders LLP of the proposed project:

I, Vijay Krishna Modi Son of Shri Om Prakash Modi aged 42 years, R/o 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan. I, duly authorized by the promoter, Okay Plus Builders LLP, do hereby solemnly declare, undertake and state as under:

1. The land is jointly owned by Smt. Punam Jaju, Mr. Vinay Jaju and Mr. Piyush Jaju who has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.
2. That the said land is free from all encumbrances.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31st December 2021.

ATTESTED

NOTARY PUBLIC
(JAIPUR, INDIA)

3 DEC 2020

For Okay Plus Builders LLP
LLPIN/AAD-6350

Designated Partner/Auth. Sign.

क्र0स0 12408 दिनांक 28.11.2020
क्रेता का नाम— ओके प्लस बिल्डर्स एलएलपी
पिता/पति का नाम —
निवासी — जयपुर
मुद्राक 100/- वास्ते — शपथ पत्र

प्रकाश चन्द जैन
स्टाम्प विक्रेता लाईसेन्स नं. 95/15
शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) — 10 प्रतिशत	= 10 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु — 20 प्रतिशत	= 20 रु/-
कुल योग = 30 रु.	
हस्ताक्षर स्टाम्प वेण्डर	

4. That seventy per cent of the amounts realized 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 development 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 Okay Plus Builders LLP
LLPIN: AAD-6350

Deponent
Designated Partner/Auth. Sign.

Verification

I, Vijay Krishna Modi Son of Shri Om Prakash Modi aged 42 years, R/o 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan. I, 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 there from.

Verified by me at Jaipur on this 01st day of December 2020.

For Okay Plus Builders LLP
LLPIN: AAD-6350

Deponent
Designated Partner/Auth. Sign.

ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

13 DEC 2020