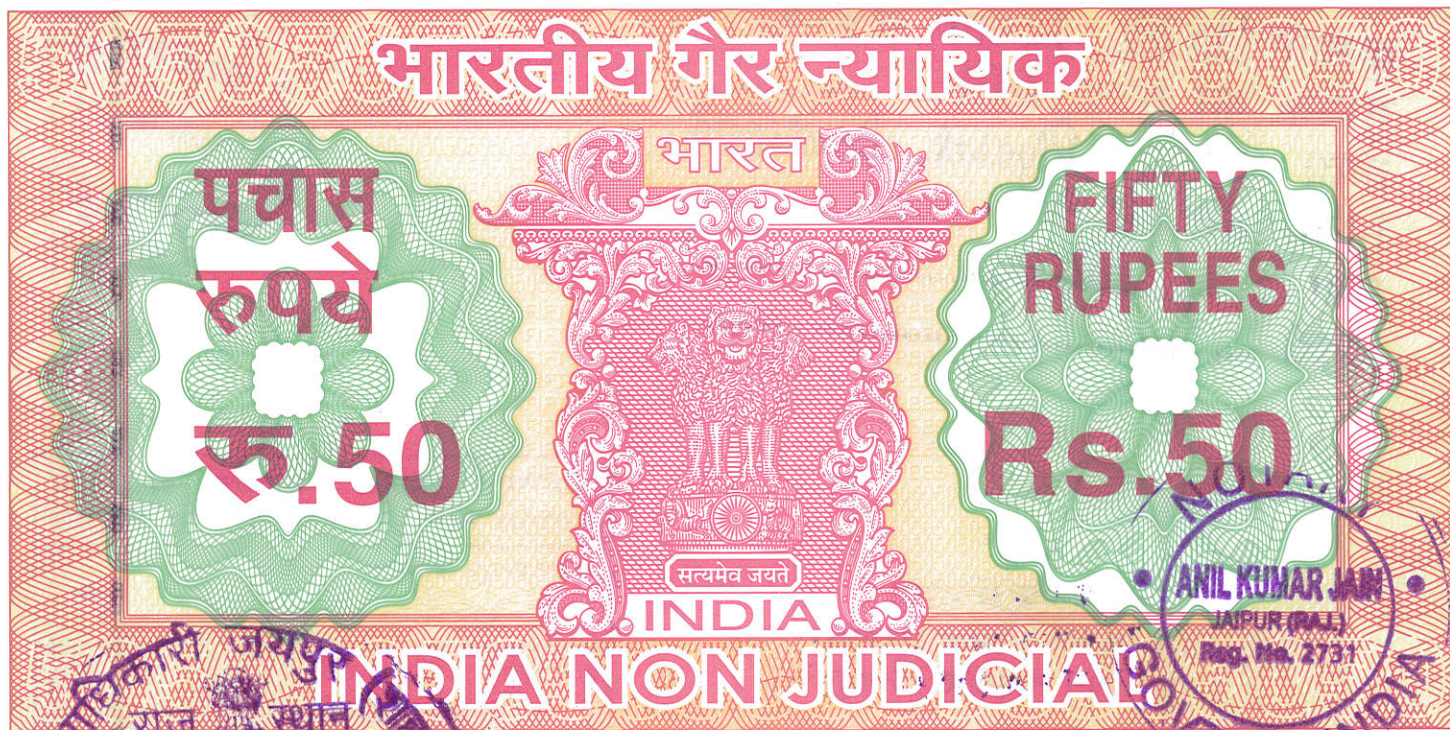




**FORM-B**  
[See rule 3(4)]  
**DECLARATION**

I, **Sunil Kumar Nandwana** S/o Sh. Babu Lal Nandwana aged 46 years R/o 51, Muhana, Jaipur, Rajasthan- 302029 duly authorized by the Riyasat Developers who is the promoter of the proposed project "**GREEN VALLEY**" situated at Khasra No. 736/515 in Village- Hargun Ki Nangal Urf Charanwala, Tehsil- Sanganer, District-Jaipur, Rajasthan do hereby solemnly declare, undertake and state as under;

1. That promoter has a legal title to the land on which the development of the proposed project is to be carried out.
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 19.02.2027.
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.

For RIYASAT DEVELOPERS

PARTNER  
20 AUG 2025

**ATTESTED**

Anil Kumar Jain  
Notary (Govt. of India)  
(AID 110 (Raj.))

क्रमांक 4835 दिनांक 27/8/25  
मुद्रांक का मूल्य 50/-  
क्रेता का नाम Riyasat Developers  
पिता/पति का नाम  
पता Jaipur  
वास्ते



कमलेश विवेदी  
ला. स्टाम्प विक्रेता 27/96  
राजस्थान हाईकोर्ट, जयपुर

| राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प प्राप्ति पर प्रयोजित अधिभार |    |
|--------------------------------------------------------------------------------|----|
| 1. आधारभूत अधिभार - मुद्रांक                                                   | 5  |
| 2. ग्राह्य और विक्रेता के बीच के सम्बन्ध हेतु                                  | 10 |
| कुल योग                                                                        | 15 |
| हस्ताक्षर स्टाम्प विक्रेता                                                     |    |

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 is in compliance with the proportion to the percentage of completion of the project.
8. That I /promoter shall take all the pending approvals on time, from the competent authorities.
9. That I /promoter have / 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 I /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.

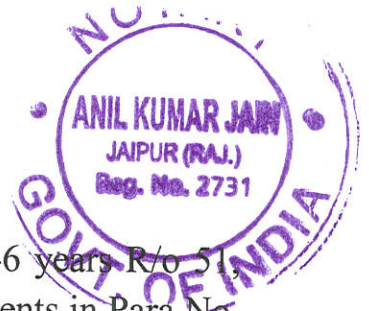
**ATTESTED**  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

For RIYASAT DEVELOPERS  
  
**Sunil Kumar Nandwana**  
PARTNER  
(Deponent)

20 AUG 2025



### VERIFICATION



I, **Sunil Kumar Nandwana** S/o Sh. Babu Lal Nandwana aged 46 years R/o 51, Muhana, Jaipur, Rajasthan- 302029, 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.

**Sunil Kumar Nandwana**  
(Deponent)

**ATTESTED**  
  
**Anil Kumar Jain**  
Notary (Govt. of India)  
JAIPUR (Raj.)

**28 AUG 2025**