



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Shree Krishna Gupta duly authorized by the partners of the proposed project vide its/his/their authorization dated 25th May 2023:

I, Shree Krishna Gupta, Son of Mr. Anil Santu Lal Gupta aged 35 Years R/o HE-15 C Hanuman Nagar Extension, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan-302012 duly authorized by the partners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Mr. Yadavendra Singh 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 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 31/03/2025.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

ATTESTED
CHENA RAM CHOUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)
25 MAY 2023

FOR ONE REALTY GROUP

Authorized Signatory

25 MAY 2023



क्रमांक14.11.....

दिनांक

मुद्रांक का मूल्य

100/-

क्रेता का नाम

वन रियलिटी ग्रुप

पता

100, राजुल अगस्ता, जगदम्बा कॉलोनी, जयपुर

सम्बन्धित कार्य का मूल्यांकन

शपथ पत्र हेतु।

25 MAY 2023
बो-जे, वैशाली टावर - 1
वैशाली नगर, जयपुर - 21

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	10/-
2. माय और उसकी नस्ल के संरक्षण और संवर्धन हेतु तथा प्राकृतिक आपदाओं एवं मानव निर्मित अपदाओं के निवारण हेतु (धारा 3-क)-20% रुपये	20/-
कुल योग 30/-	
हस्ताक्षर स्टाम्प वेन्डर	

हस्ताक्षर स्टाम्प खरीदने वाले के

आईडी नं.

मो. नं.



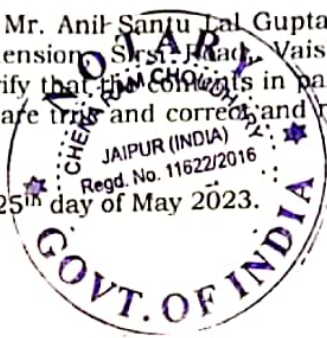
That promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

FOR ONE REALTY GROUP
Deponent
Authorized Signatory

Verification

I, Shree Krishna Gupta, Son of Mr. Anil Sanju Lal Gupta aged 32 Years R/o HE-15 C Hanuman Nagar Extension, S. St. Road, Vaishali Nagar, Jaipur, Rajasthan-302012 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.

Verified by me at Jaipur on this 25th day of May 2023.



FOR ONE REALTY GROUP
Deponent
Authorized Signatory

ATTESTED
CHENA RAN CHAUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)
25 MAY 2023