

राजस्थान RAJASTHAN

**FORM-B**

[See rule 3(4)]

**DECLARATION**

I, Manish Bhatia S/o Pitamber Bhatia, aged about 40 years R/o Flat No. 1101, 11<sup>th</sup> Floor La Foresta Building, Income Tax Colony 1<sup>st</sup>, Near Honda Showroom, Model Town, Jagatpura, Jaipur, Rajasthan- 302017 duly authorised by M/s. Sahit Realty who is the promoter of the proposed project "BELROSE" situated at Khasra No. 2643/2624, at Revenue Village- Sirsi, Tehsil-Jaipur, District- Jaipur, Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / 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 or phase thereof, as the case may be, shall be completed by promoter is 24.11.2032.
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.

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

05 DEC 2025

M/S SAHIT REALTY

JP  
PARTNER



- 1 DEC 2025

क्रमांक 14694

रकम 50

नाम

पति/पिता का नाम

पता बाबत

NOTA  
ANIL KUMAR  
JAIPUR  
REG.  
GOVT.

आशा टिक्कीवाल

आशा टिक्कीवाल  
सा.नं. 36/96 स्टाम्प विक्रेता  
राजस्थान उच्च न्यायालय  
जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प शुल्क का प्रमाणित प्रमाणपत्र
1. आधारभूत अन्तर्गत सूचिकाओं हेतु (धारा 3-ए) 10% रूपये
2. गाय और उस्तरी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-बी) 10% रूपये
कुल योग
अधिकार स्टाम्प वेण्डर

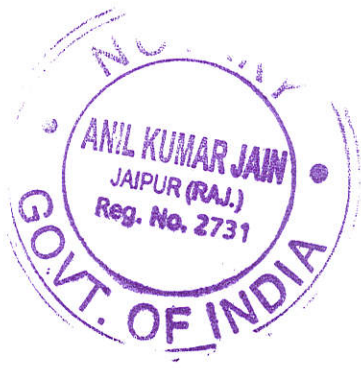


5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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

05 DEC 2025

M/S SAHIT REALTY  
PARTNER



M/S SAHIT REALTY

*JB*  
PARTNER

**MANISH BHATIA**  
(Deponent)

**Verification**

I, Manish Bhatia S/o Pitamber Bhatia, aged about 40 years R/o Flat No. 1101, 11<sup>th</sup> Floor La Foresta Building, Income Tax Colony 1<sup>st</sup>, Near Honda Showroom, Model Town, Jagatpura, Jaipur, Rajasthan- 302017, do hereby verify that the contents in Para No. 1 to 10 of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

M/S SAHIT REALTY

*JB*  
PARTNER

**MANISH BHATIA**  
(Deponent)

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

**05 DEC 2025**