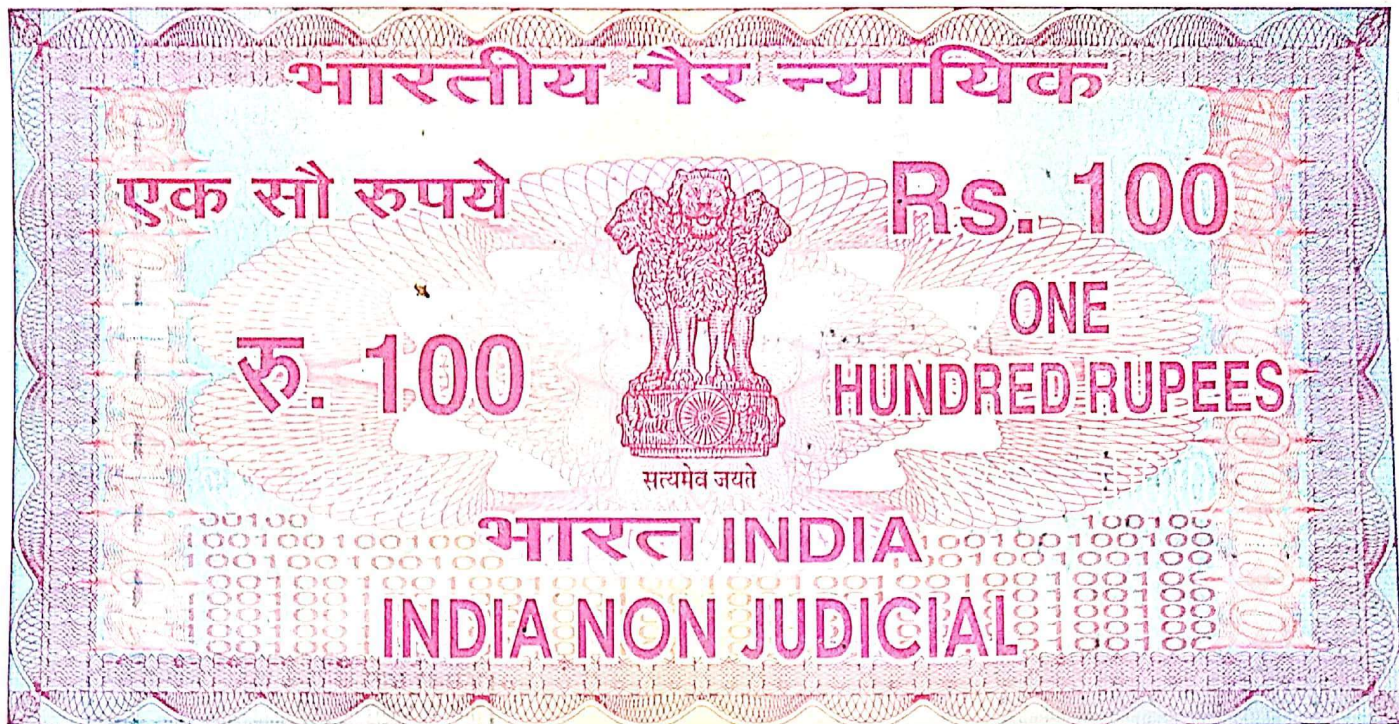




राजस्थान RAJASTHAN

AY 228677



FORM-B

[see rule 3(4)]

DECLARATION



Affidavit cum Declaration of Mr. Roopchand Diya, Authorized Signatory of the proposed project vide their Board Resolution dated 03/05/2021

I, Roopchand Diya S/o Shivraj, Age 26, Address:- Sarsadi Road, Dantra, Jethana, Ajmer, Rajasthan-305207 (Aadhar No.- XXXX-XXXX-2350), Authorized Signatory of promoter LLP i.e., M/s Happy Realsquare LLP, 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 (31/12/2022)
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.

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj.)

- 4 MAY 2021

9 APR 2021

क्रमांक 353 दिनांक

रुपये 100

नाम हरी प्रियदास लाल

पिता का नाम

40 श्री जी लाल

नरिस जयपुर

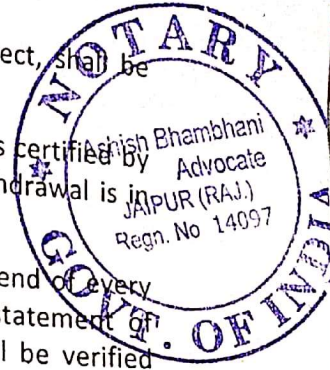
मनोहर दास सन्तानी (मुद्रांक लाईसेन्स नं. 263/97)

30/16/01, स्वर्ण पथ, मानसरोवर, जयपुर

सुरेखा
स्टाम्प खरीदने वाले के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1938 के अंतर्गत स्टाम्प राशि पर प्रभारित अधिकार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रुपये 10/-
2. पत्र और उसके वस्तु के संरक्षण हेतु हरेक पत्र 1-पैसे/पत्राधिक आवश्यकता पर निर्दिष्ट अधिकारों के विचारों हेतु प्रत्येक	रुपये 20/-
कुल राशि हस्ताक्षर स्टाम्प के रूप में	रुपये 30/-

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



For HAPPY REALSQUARE LLP

Roopchand Diya

Deponent

Verification

I, **Roopchand Diya S/o Shivraj**, Age 26, Address:- Sarsadi Road, Dantra, Jethana, Ajmer, Rajasthan-305207, Authorized Signatory of promoter LLP i.e., M/s Happy Realsquare LLP, 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 03/05/21

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj.)

4 MAY 2021

For HAPPY REALSQUARE LLP

Roopchand Diya

Authorized Signatory

Deponent