



राजस्थान RAJASTHAN

BY 107507

FORM 'B'

[See rule 3(4)]

DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Saurabh Chopra, duly authorized by the Promoter of the proposed project vide its authorization dated 11.02.2025

I, Saurabh Chopra Son of Late Mr. N.L. Chopra, aged 39 years, Office at Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur, duly authorized by M/s. Shubhashish Homes Developer Pvt. Ltd., promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That the land is owned by M/s. Esma Constructions Private Limited, 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 project land situated at Group Housing Plot at Khasra No. 418/1, 1941/419, 2451/2073, 2074/422, 2452/2078, 423, 426, 2423/416, 2425/417, 2427/424, Village Mahapura Tehsil Sanganeer, Jaipur, Rajasthan 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 25.03.2028.
4. That seventy per cent 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

ATTESTED

NOTARY PUBLIC  
(GOVT. OF INDIA)  
JAIPUR (INDIA)

21 MAR 2025



क्रमांक 3839 दिनांक 20.3.2025  
प्रांशकामूल्य 50  
देताका नाम 22 भागीदारी Home  
पिता / पतिकानाम 22 भागीदारी Home  
पता Developer Pvt Ltd  
वास्ते ne

रिकावेन

ता. स्टांपविक्रेता 89/2011-12  
जे.डी.ए. परिसर, जयपुर

राजस्थान स्टांप अधिनियम, 1998 के अंतर्गत स्टांपराशि पर प्रभारित अधिभार .	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क) - 10 % रुपये	5
2. याव और उत्तरीन स्त के संरक्षण और संवर्धन हेतु / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवार ण हेतु (धारा 3-ख) - 20% रुपये	10
कुल योग /	15

इस्तावर स्टांपविक्रेता  
रिकावेन नं 89/2011-12



Shubhashini Homes Developer Pvt. Ltd.

Shubhashini Homes Developer Pvt. Ltd.



6. That the amounts from the separate account shall be withdrawn 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 the 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 amount 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.
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.

Deponent

Shubhashish Homes Developer Pvt. Ltd.

Authorised Signatory

Verification

I, Saurabh Chopra, above deponent, 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 21<sup>st</sup> day of March, 2025.

Deponent

Shubhashish Homes Developer Pvt. Ltd.

Authorised Signatory

ATTESTEL  
  
NOTARY PUBLIC  
(GOVT. OF INDIA)  
JAIPUR (INDIA)

21 MAR 2025

Shubhashish Homes Developer Pvt. Ltd.

Authorized Signatory



Shubhashish Homes Developer Pvt. Ltd.

Authorized Signatory

ATTEST  
[Signature]  
[Stamp]