

राजस्थान RAJASTHAN

FORM-B
DECLARATION

BX 486461

Affidavit cum Declaration of Mr. Praveen Jain duly authorized by the promoter of the proposed project vide their authorization dated 23-12-2024.

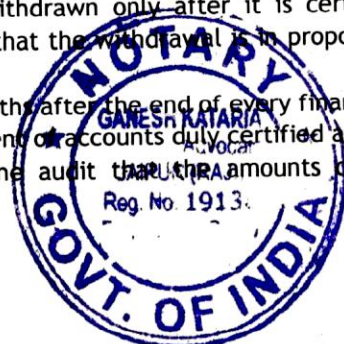
I, Praveen Jain S/o Mr. Gulab Chand Jain aged about 61 years R/o 602, Pearl Pleasure, B-134, Rajendra Marg, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur, Rajasthan - 302015 duly authorized by the promoter M/s Pearl Spytech Realtors LLP of the proposed project "Pearl Pristine" do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Mr. Sanjay Shivpuri, Mr. Ajay Shivpuri, Mrs. Ranjana Dar, Mrs. Kamna Dar, Mrs. Purnima Razdan & Mrs. Vandana Atal who have 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 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 01/10/2028 (Project Estimated Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For PEARL SPYTECH REALTORS LLP

PARTNER

17 MAR 2025



ATTESTED

GANESH KATARIYA
NOTARY (GOVT. OF INDIA)
JAIPUR (Raj) INDIA
Reg. No. 1913P

For Pearl Spytech Realtors LLP

Partner

24 FEB 2025

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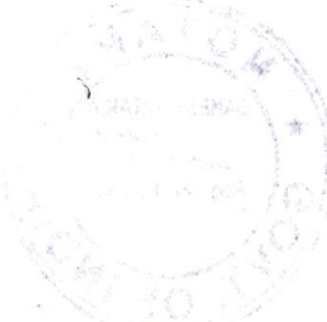
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aparticular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter 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 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 ground

Deponent

For Pearl Spytech Realtors LLP

For PEARL SPYTECH REALTORS LLP

Praveen Jain
(Partner / Authorized Signatory)

VERIFICATION

I, Praveen Jain S/o Mr. Gulab Chand Jain aged about 61 years R/o 602, Pearl Pleasure, B-134, Rajendra Marg, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur, Rajasthan - 302015 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.

Deponent

For Pearl Spytech Realtors LLP

For PEARL SPYTECH REALTORS LLP

Praveen Jain
(Partner / Authorized Signatory)



ATTESTED
G Kataria
GANESH KATARIA
NOTARY (GOVT. OF INDIA)
JAIPUR (RAJ) INDIA
Reg No. 19138

17 MAR 2025