



FORM 'B'  
[See rule 3(4)]

#### DECLARATION

**AFFIDAVIT CUM DECLARATION of Mr. Jai Krishan Jajoo, duly authorized by the Promoter of the proposed project vide its authorization dated 18.01.2021.**

I, Jai Krishan Jajoo Son of Late Shri Bal Krishan Jajoo, aged 60 years, R/o 4-Ka-3, Monilek Marg, Jawahar Nagar, Jaipur- 302004 duly authorized by M/s. Shubhashish Builders and Developers, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That Promoter has a legal title to the land on which the development of the project is proposed.
2. That the project land situated at 'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, 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 28.03.2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Attested

Notary Public  
Jaipur (Raj.) India

For Shubhashish Builders And Developers  
Jai Krishan Jajoo  
Authorised Signatory

20 JAN 2021

### सम्बन्धित कार्य का मूल्यांकन

## शपथपत्र



मौर्य सिंह  
ला. स्टाफ़ विक्रित  
ला. नं. 60/2015  
हाप नं. 67, मोती बाग़ मार्केट  
दौशाली नगर, जयपुर

राजस्थान अधिनियम 1998 के अन्तर्गत  
स्थाप्य तापों पर प्रसारित अधिभार

1. आधारभूत अंश

2. गाय और उसका ... और संवर्धन शुल्क  
(धारा 3(ग)) • 10% रुपये

कुल योग  
हस्ताक्षर स्टाफ वेल्डर



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  
For Shubhashish Builders And Developers  
*Jai Krishan Jajoo*  
Authorised Signatory

#### Verification

I, Jai Krishan Jajoo Son of Late Shri Bal Krishan Jajoo, aged 60 years, R/o 4-Ka-3, Monilek Marg, Jawahar Nagar, Jaipur- 302004 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 20<sup>th</sup> day of January, 2021.

Deponent

For Shubhashish Builders And Developers  
*Jai Krishan Jajoo*  
Authorised Signatory

Attested  
*[Signature]*  
Notary Public  
Jaipur (Raj.) India

20 JAN 2021