



FORM-B
[see rule 3(4)]
DECLARATION

Affidavit cum Declaration of Mr. Prakash Duggal promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 08th November 2023

I, Prakash Duggal, Son of Mr. R.L. Duggal aged 52 R/o Plot No 8, 2nd Floor, Jagdamba Colony, Vaishali Nagar, Jaipur Rajasthan – 302021 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter has executed development agreement dated 13.10.22 at Sub registrar office -V & General Power of attorney dated 13.10.22 at Sub Registrar Office -V with M/s. Pukhraj Realotars Pvt. Ltd. (CIN: U45201DL2006PTC147460, PAN: AADCP8370J), M/s. Pulse Estate Pvt. Ltd. (CIN: U45201DL2006PTC147462, PAN: AADCP8371K), M/s. Active Promoters Pvt. Ltd. (CIN: U45201DL2004PTC128384, PAN: AAECA9956G), M/s. Logical Developers Pvt. Ltd. (CIN: U45201DL2004PTC128388, PAN: AABCL0432H), Amit Agarwal (Aadhar No.: *****3933, PAN: ABEP9088M), Raj Kumar Agarwal (Aadhar No.: *****6424, PAN: ADFPA2918M),

2. That the said land is free from all encumbrances.

3. That the period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31/07/2026.

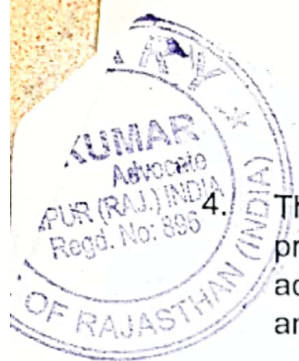
ATTESTED



NOTARY
JAIPUR (RAJ.) INDIA

13 FEB 2024

For Emsar India Limited
Authorized Signatory



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

1.3 FEB 2024

For Emaar India Limited

Deponent

Verification

I, Prakash Duggal S/o Mr. R.L. Duggal aged- 52 R/o Plot No 8, 2nd Floor, Jagdamba Colony, Vaishali Nagar, Jaipur Rajasthan – 302021 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 13th day of Feb. 2024



ATTESTED

NOTARY
JAIPUR (RAJ.) INDIA
1.3 FEB 2024

For Emaar India Limited

Deponent