



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



IN-RJ83045690747988W

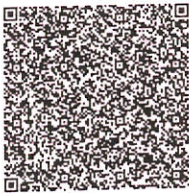
**Certificate No.** : IN-RJ83045690747988W  
**Certificate Issued Date** : 27-Dec-2024 10:23 AM  
**Account Reference** : NONACC (SV)/ rj3065604/ JAIPUR/ RJ-JP  
**Unique Doc. Reference** : SUBIN-RJRJ306560450577873706753W  
**Purchased by** : SHREE TIRUPATI BALAJI CONSTRUCTION COM  
**Description of Document** : Article 4 Affidavit  
**Property Description** : JAIPUR  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : SHREE TIRUPATI BALAJI CONSTRUCTION COM  
**Second Party** : SHREE TIRUPATI BALAJI CONSTRUCTION COM  
**Stamp Duty Paid By** : SHREE TIRUPATI BALAJI CONSTRUCTION COM  
**Stamp Duty Payable (Rs.)** : 50  
 (Fifty only)  
**Surcharge for Infrastructure Development (Rs.)** : 5  
 (Five only)  
**Surcharge for Propagation and Conservation of Cow (Rs.)** : 5  
 (Five only)  
**Surcharge for Relief from Natural and Man-made Calamities (Rs.)** : 5  
 (Five only)  
**Stamp Duty Amount(Rs.)** : 65  
 (Sixty Five only)



For Shree Tirupati Balaji Construction Company

Siram

Proprietor



ATTESTED

NOTARY PUBLIC  
GOVT OF INDIA JAIPUR

27 DEC 2024

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Statutory Alert:

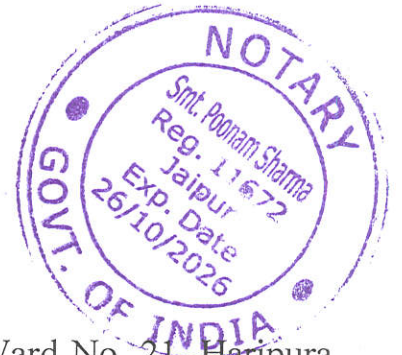
1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHREE TIRUPATI BALAJI CONSTRUCTION COM SHREE TIRUPATI BALAJI CONSTRUCTION COM SHREE TIRUPATI BALAJI CONSTRUCTION COM



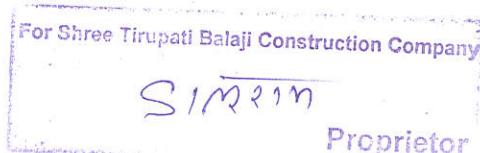


**FORM-B**  
[See rule 3(4)]  
**DECLARATION**



I, Dalu Ram S/o Bhanwar Lal, R/o Bhima ke Raste Par Ward No. 21, Haripura, Losal Chhoti, Sikar, Rajasthan - 332025 proprietor of Shree Tirupati Balaji Construction Company who is the promoter of the proposed project **“Puja Prime II”** situated at Plot No. B-107 & B-138, Vashali Estate Block-B, Sirsi, Jaipur, State-Rajasthan, 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 details of encumbrances amounting Rs. 7,00,00,000/- from Shubham Housing Development Finance Company Ltd. including details of any rights, title, interest or name of any party in or over such land, along with details is attached.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is.....11.10.2026
4. That seventy percent 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.



**ATTESTED**

*Poonam Sharma*  
NOTARY PUBLIC  
GOVT OF INDIA JAIPUR

27 DEC 2024



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.

DALU RAM  
(Deponent)

For Shree Tirupati Balaji Construction Company  
SIRIN  
Proprietor

### VERIFICATION

I, Dalu Ram S/o Bhanwar Lal, R/o Bhima ke Raste Par Ward No. 21, Haripura, Losal Chhoti, Sikar, Rajasthan-332025 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.

For Shree Tirupati Balaji Construction Company  
SIRIN  
Proprietor

**ATTESTED**

*Prasanna Suresh*  
NOTARY PUBLIC  
GOVT OF INDIA JAIPUR  
27 DEC 2024

DALU RAM  
(Deponent)