



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Rakesh Kumar Saini, Authorized Signatory of the proposed project vide their Board Resolution dated 03/10/2023

M/S RIYASAT INFRATECH DEVELOPERS LLP (the promoter) through Authorized Signatory of Mr. Rakesh Kumar Saini S/o Jagdish Prasad Saini , Age 34, (Pan No.- BAHPR5479N) Office Address:- 603, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020, 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 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 (30/06/2025)

ATTESTED
Notary (Govt. of India
JAIPUR (Raj))

For Riyasat Infratech Developers LLP

Rakesh
Designated Partner

18 OCT 2023

क्रम संख्या :- 11255 दिनांक :- 18.10.2023

रकम :- 100/-

नाम :- M/S riyasat infratech developers llp

पता :- Mansarovar, Jaipur


वास्ते :- Affidavit


राकेश अरोड़ा

स्टाम्प विक्रेता

लाईसेन्स नम्बर 105/09-10

94/40, विजय पथ, मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)- 10% =10	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-क)- 20% =20	
कुल योग 30/-  हस्ताक्षर स्टाम्प वेण्डर	



18 OCT 2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



For Riyasat Infratech Developers LLP


Designated Partner

Deponent

Verification

I, Mr. Rakesh Kumar Saini S/o Jagdish Prasad Saini , Age 34, (Pan No.- BAHPR5479N), Office Address:- 603, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020 Authorized Signatory of M/S RIYASAT INFRATECH DEVELOPERS LLP, 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 18/10/2023

ATTESTED

Notary (Govt. of India
JAIPUR (Raj))
18 OCT 2023

For Riyasat Infratech Developers LLP


Designated Partner

Deponent