



सत्यमेव जयते

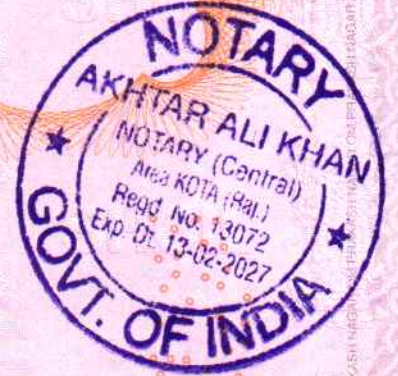


IN-RJ77404622030964W

INDIA NON JUDICIAL
Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ77404622030964W
Certificate Issued Date	: 23-Nov-2024 06:56 PM
Account Reference	: NONACC (SV)/ rj3066204/ KOTA/ RJ-KT
Unique Doc. Reference	: SUBIN-RJRJ306620439472254882930W
Purchased by	: OM PRAKASH NAGAR
Description of Document	: Article 4 Affidavit
Property Description	: KOTA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: OM PRAKASH NAGAR
Second Party	: OM PRAKASH NAGAR
Stamp Duty Paid By	: OM PRAKASH NAGAR
Stamp Duty Payable (Rs.)	: 100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	: 10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 10 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 130 (One Hundred And Thirty only)



ओमप्रकाशनागर
IE 0002182215

Statutory Notice

1. The authenticity of this Stamp certificate should be verified at www.shCILraj.com or using e-Stamp Mobile App of Stock Policing.
2. The disclaimer in the details on this Certificate and its availability on the website / Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.

FORM-B

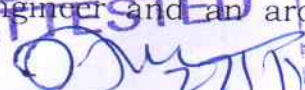
[See rule 3(4)]

DECLARATION

**Affidavit cum Declaration of Promoter of the proposed project
"RAMAN VATIKA PRIME"**

I **Om Prakash Nagar** S/O Sh.Giriraj Prasad Nagar having registered Address House No.17, Devli Arab Road, Royal Park, Raipura, Udyog Puri. Kota (Raj) 324004 (Promoter) of Proposed Project **"RAMAN VATIKA PRIME"** situated at, Khasra No. - 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, Raj. promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. The owners of land are Sh. Amar Lal S/o Sh. Hataya, Gordhani D/o Choth Mal, Chandrakala Urf Chandri Bai D/o Choth Mal, Modu Lal S/o Hataya, Rughnath Prasad S/o Hataya, Ramdayali D/o Choth Mal, Ramnivas S/o Choth Mal, Vidhya Bai D/o Choth Mal, Laxmi Mehra W/o Mayank Kumar Mehra on which They Executed a Registered POA & MOU having sale rights and marketing in favour of Mr.Om Prakash Nagar who Have/has a legal title to the land on which the development of the proposed project is to be carried out and legally valid authenticated copy of POA & MOU between such owner and Mr.Om Prakash Nagar 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 be shall be complete by the promoter on or before **26/03/2026**
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottee 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 engineer and an architect and a Chartered

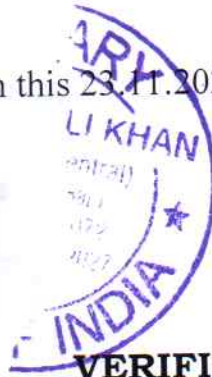
ATTESTED

(AKHTAR ALI KHAN)
Notary (Central) KOTA, (Raj.)


ओमप्रकाश नगर

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 the 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 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 the allottee at the time of allotment of any plot on any ground.

Verified by me at Kota on this 23.11.2024



VERIFICATION

ओमप्रकाश नागर
Deponent

I **Omprakash Nagar S/O Giriraj Prasad Nagar** having registered Address House No.17, Devli Arab Road, Royal Park, Raipura, Udyog Puri. Kota (Raj) 324004 (Promoter) of Proposed Project "**RAMAN VATIKA PRIME**" situated at, Khasra No. – 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota. promoter of proposed project. 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 Kota on this 23.11.2024

ओमप्रकाश नागर
Deponent

Identified by

