

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES



भारत INDIA  
INDIA NON JUDICIAL

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration

I Bena Ram Paraswal S/o Shri Jodha Ram Paraswal, aged 57 years R/o Plot No.15, Jai Dadi Nagar Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012, the promoter of the proposed project **"ASTHA PRIME"** 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 Promoter has taken a Dropline overdraft facility with interest payment period from AU Small Finance Bank Limited.
- 2- That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31/01/2027
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

*Prose...*  
NOTARY PUBLIC  
GOVT OF INDIA JAIPUR

For ASTHA REAL ESTATE

वेण्णारास

Proprietor

07 FEB 2025

क्रमांक 00178 दिनांक 07 FEB 2025

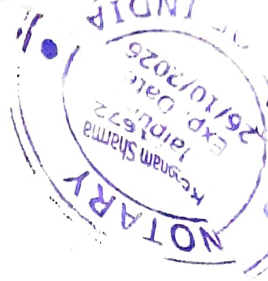
मूल्य...100/-

नाम...रिपल सहेल पट्टि हौ - बेणा राम पलवाल

पिता/पति...N/A

पता...ला. नं. 04/2022, दुकान नंबर 01, मिशोरपुरा रोड, निया बाथोज, कालवाड रोड, जयपुर

वास्तु...0.144 म.व.



07 FEB 2025

संविधान सभा अधिनियम 1998 के प्रावधानों के अन्तर्गत  
स्थान पर प्रमाणित अधिभाषित  
मृत्यु और मरणा सुविधा हेतु (धारा 3-क) के अन्तर्गत  
मृत्यु और उसकी वस्तु के मरणा और सम्पत्ति हेतु  
मान्य और आधिकारिक के निगम हेतु (धारा 3-क) के अन्तर्गत  
कूल योग्यता 387

Suresh Dada

हस्ताक्षर सभा वंश

सुरा 5 द. ला. नं 04 2022

Suresh Dada

सुरेश डडी

ला. नं. 04/2022

दुकान नंबर 01, मिशोरपुरा रोड,  
निया बाथोज, कालवाड रोड, जयपुर

मृत्यु

6. That 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.

7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. 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.
9. 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.

**FOR ASTHA REAL ESTATE**

For ASTHA REAL ESTATE

प्रोप्रायटर

Proprietor  
Deponent

### Verification

I Bena Ram Paraswal S/o Shri Jodha Ram Paraswal, aged 57 years R/o Plot No.15, Jai Dadi Nagar Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012, 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 06th day of February 2025.

**FOR ASTHA REAL ESTATE**

For ASTHA REAL ESTATE

प्रोप्रायटर

Proprietor

**ATTESTED**

*[Signature]*

NOTARY PUBLIC  
GOVT OF INDIA JAIPUR

07 FEB 2025