

BY 227179

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Deen Dayal Rawat Son of Shri Madan Lal aged 62 R/o 33, Arjun Nagar, Durgapura, Jaipur, Rajasthan-302018 duly authorized by the promoter M/s Upasna Infra LLP, Promoter of the proposed project: "Aurallis"

I, Deen Dayal Rawat Son of Shri Madan Lal aged 62 R/o 33, Arjun Nagar, Durgapura, Jaipur, Rajasthan-302018 duly authorized by the promoter M/s Upasna Infra LLP do hereby solemnly declare, undertake and state as under:

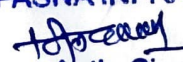
1. The land is owned by M/s M/s Upasna Infra LLP through its Partner Mr. Mehul Maheshwari who have a legal title to the land on which the development of the proposed project is to be carried out.
2. The Land is Free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 30th day of OCT, 2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

- 7 MAR 2025

ATTESTED

RAJENDRA KUMAR SONI
NOTARY (GOVT. OF INDIA) R/5232
JAIPUR (RAJ.)
Mo. 9413349129

For UPASNA INFRA LLP


Auth. Signatory

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have 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 shall not discriminate on the basis of caste, religion, 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 UPASNA INFRA LLP

[Signature]
Auth. Signatory

Deponent

Verification

I Deen Dayal Rawat Son of Shri Madan Lal aged 62 R/o 33, Arjun Nagar, Durgapura, Jaipur, Rajasthan-302018 duly authorized by the promoter M/s Upasna Infra 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 there from.

Verified by me at Jaipur on this 10/03/2025.

For UPASNA INFRA LLP

[Signature]
Auth. Signatory

Deponent

ATTESTED

[Signature]
RAJENDRA KUMAR SONI
NOTARY (GOVT. OF INDIA) R/5232
JAIPUR (RAJ.)
Mo. 9413349129

- 7 MAR 2025