



FORM-B

[See rule 3(4)]

DECLARATION

I, Brijpal Singh Tyagi S/o Mr. Chatar Singh Tyagi, aged 58 years R/o B-66, Model Town, Jagatpura Road, Jaipur, Rajasthan-302017, proprietor of Opulent Constructions who is the promoter of the proposed project "ARYA SHINE" situated at Plot No. 7, In Group Housing Plot Khasra No. 879 to 884, Village- Shri Kishanpura, Tehsil- Sanganer, District-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 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 31.03.2027
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Identified by

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.), INDIA

21 OCT 2024

BSPDpk

क्रमांक 4350 दिनांक 21-10-24

गुद्रांक का मूल्य :- 50/-

क्रेता का नाम Brijpal Singh & Tyagi (Pro-opudent Constable)

पिता/पति का नाम

निवास स्थान Jaipur

वास्ते Affidavit

महेश कुमार गुप्ता
लॉरस्टाम्प विक्रेता 104/2011-12
R.T.O. कार्यालय के सामने, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क) - 10% रुपये	5/-
2. गाय और उसकी नस्ल के संरक्षण और सर्वधन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% रुपये-	10/-
कुल योग रुपये	15/-
हस्ताक्षर स्टाम्प वैण्डर	य

हस्ते

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.



BPSingh

BRIJPAL SINGH TYAGI
Deponent

Identified by

Verification

I, Brijpal Singh Tyagi S/o Mr. Chatar Singh Tyagi, aged 58 years R/o B-66, Model Town, Jagatpura Road, Jaipur, Rajasthan-302017, proprietor of Opulent Constructions, 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.

ATTESTED

**NOTARY PUBLIC
JAIPUR (RAJ.) INDIA**

21 OCT 2024

BPSingh

BRIJPAL SINGH TYAGI
Deponent