



सत्यमेव जयते



IN-RJ95510651413208X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ95510651413208X
Certificate Issued Date : 08-Mar-2025 03:05 PM
Account Reference : NONACC (SV)/ rj3230504/ HAWASADAK/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ323050474734805170078X
Purchased by : SHYAM SARKAR BUILDERS AND DEVELOPERS
Description of Document : Article 4 Affidavit
Property Description : PLOT NO 42 SHIV VIHAR E, 200 FEET, LALARPURA, JAIPUR
Consideration Price (Rs.) : 0
(Zero)
First Party : SHYAM SARKAR BUILDERS AND DEVELOPERS
Second Party : SHYAM SARKAR BUILDERS AND DEVELOPERS
Stamp Duty Paid By : SHYAM SARKAR BUILDERS AND DEVELOPERS
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)

For SHYAM SARKAR BUILDERS AND DEVELOPERS

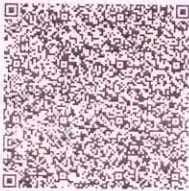
Ritik
PARTNER



ATTESTED
[Signature]
NOTARY PUBLIC
(GOVT. OF INDIA
JAIPUR (INDIA))

10 MAR 2025

PF 0001122069



Disclaimer:

1. The authenticity of the Stamp Certificate should be verified at e-stamp holding Mobile App or website. Any discrepancy in this claim, on the Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the Certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM-B
[See rule 3(4)]
DECLARATION

Affidavit cum Declaration by Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers duly Authorized by Promoter - Shyam Sarkar Builders and Developers for the proposed project- "Govindam Greens".

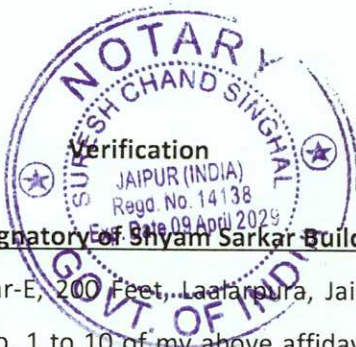
I, Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers having principal place of business – 42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That Promoter - Shyam Sarkar Builders and Developers 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 "Govindam Greens" thereof, as the case may be, shall be completed by promoter is **31-08-2026**
4. That seventy per cent of the amounts realized 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 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 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 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 any allottee at the time of allotment of any apartment, plot or shop, as the case may be, on any grounds.

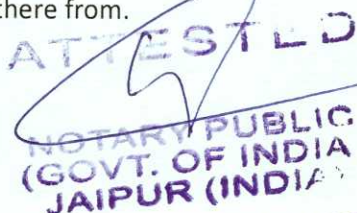
For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER
Deponent



I, Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers having principal place of business – 42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan), do hereby verify that the contents in para no. 1 to 10 of my above affidavits are true and correct and nothing material has been concealed by me there from.

ATTESTED

NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

10 MAR 2025

For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER
Deponent