

IN-RJ93405900656778X

INDIA NON JUDICIAL

Government of Rajasthan

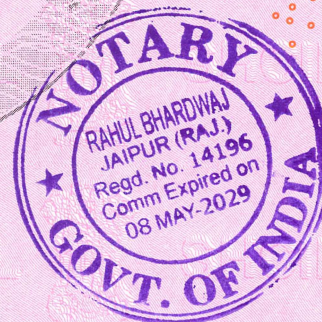
सत्यमेव जयते

₹130

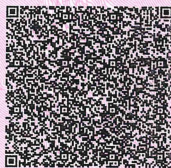
e-Stamp

₹130 ₹130 ₹130 ₹130

Certificate No. : IN-RJ93405900656778X
Certificate Issued Date : 24-Feb-2025 05:33 PM
Account Reference : NONACC (SV) / RJ3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ314760470619230481581X
Purchased by : SATYA NARAYAN BERIWAL SON OF RATAN LAL BERIWAL
Description of Document : Article 4 Affidavit
Property Description : 31,32 SHASTRI NAGAR SHOPPING CENTRE NEAR PITAL FACTORY
JAIPUR RAJASTHAN
Consideration Price (Rs.) : 0
(Zero)
First Party : SATYA NARAYAN BERIWAL SON OF RATAN LAL BERIWAL
Second Party : NA
Stamp Duty Paid By : SATYA NARAYAN BERIWAL SON OF RATAN LAL BERIWAL
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)



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JAIPUR (RAJ.) INDIA 24 FEB 2025

₹130



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

Affidavit cum declaration of Satya Narayan Beriwal the promoter of the proposed project:

I, Satya Narayan Beriwal Son of Late Shri Ratan Lal Beriwal aged 77 Years R/o 31, 32, Shastri Nagar, Shopping Center, Near Pital Factory, Jaipur Rajasthan 302016 regarding the project "Shiv Residency-II (Block F)" Situated at Khasra No. 248, Village Manpur Tilawala Tehsil Sanganer, District Jaipur Rajasthan 303904, hereby solemnly declare, undertake and state as under:

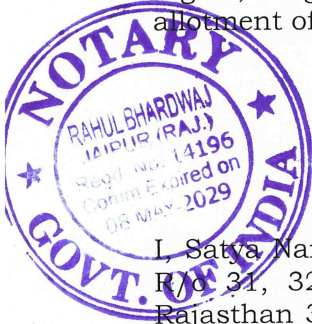
1. That the land is owned by Manoj Kumar Meena who have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development 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 may be, shall be completed by promoter is **30.09.2025**
4. That seventy per cent of the amounts realized by directors 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.
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.

Satya Narayan Beriwal
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8. That Promoter shall take all the pending approvals on time, from the competent authorities.

9. That Promoter 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 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 plot, as the case may be, on any grounds.



Beriwal

Deponent

Verification

I, Satya Narayan Beriwal Son of Late Shri Ratan Lal Beriwal aged 77 Years R/o 31, 32, Shastri Nagar, Shoping Center, Near Pital Factory, Jaipur Rajasthan 302016 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 24th day of February 2025.

Beriwal

Deponent

ATTESTED

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JAIPUR RAJ., INDIA**

24 FEB 2025