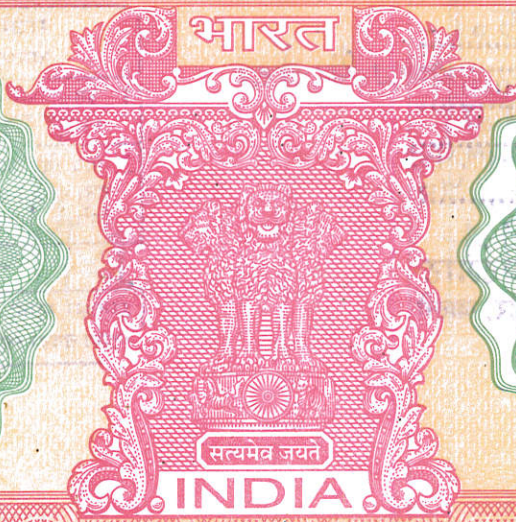


# भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

## INDIA NON JUDICIAL

राजस्थान सरकार  
राजस्थान RAJASTHAN

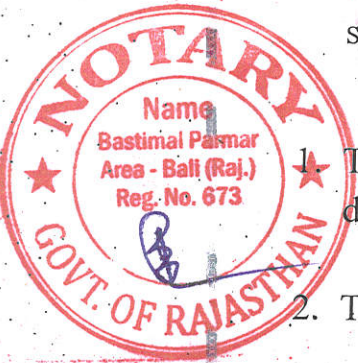
JUL 2024

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

BU 388360

उप कोषालय, ताली

I, Bhupendra Singh Jodha S/o Mr. Jaipal Singh Jodha aged 40 years R/o Subhash Basti, Vard No. 5, Bali, Pali, Rajasthan-306701 duly authorized by Ashapura Group who is the promoter of the proposed project "ASHAPURA MALL" situated at Ashapura Shopping Mall at Village- Nadol, Tehsil- Desuri, District- Pali, 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 31/12/2025

Sworn in & admitted to be Correct  
Before me signature's attested.

*[Signature]*  
BASTIMAL PARMAR  
NOTARY, BALI (RAJ.)

For : Ashapura Group  
*[Signature]*  
Partners/Authority Signature

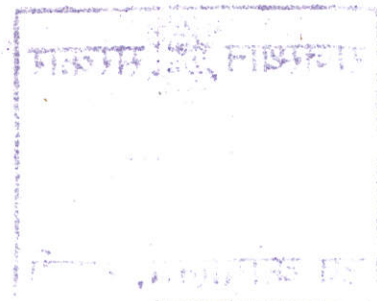


क्रम स. 1126 दिनांक 13/07/24 रुपये 50/-  
 नाम भूपेन्द्र सिंह जोषा जी 00 जयपार सिंह जोषा  
 जाति ब्राह्मण निवास बाली  
 तहसील बाली वास्ते 2 प्लॉट  
 हस्ते 2 वक उम्र 48

मनीष परमार  
 स्टाम्प वेण्डर, बाली

क्र.नं.- 2042- 9810- 6312

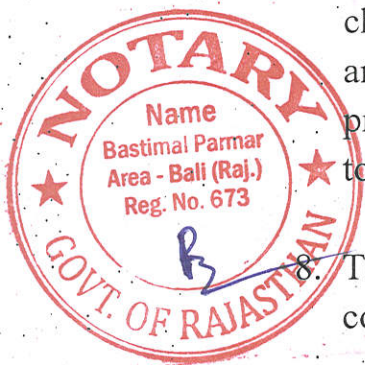
राजस्थान स्टाम्प अधिनियम, 1998 के अनुसार स्टाम्प गांजा पर प्रभाविता अधिभार	
1 आधारभूत आवासीय सुविधाओं हेतु (धारा 3-क) - 10%	रुपये 5
2. गाय और अन्य पशुओं का पालन और संवर्धन हेतु (धारा 3-ग) // प्राथमिक आवश्यकताओं एवं मानव निर्माण आवश्यकताओं के निवारण हेतु - 20%	रुपये 10
कुल योग	15/-
हस्ताक्षर स्टाम्प वेण्डर स्टाम्प वेण्डर लाइसेंस नं. व नाम - 20/2810-20 मनीष परमार	



Notary Public  
 Manish Parmar  
 20/2810-20

(2)

4. That seventy percent 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.
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 utilised 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 building, as the case may be, on any grounds.



Sworn in & admitted to be Correct  
Before me signature's attested.

BASTIMAL PARMAR  
NOTARY, BALI (RAJ.)

For : Ashapura Group  
Partners/Authority Signature

(3)

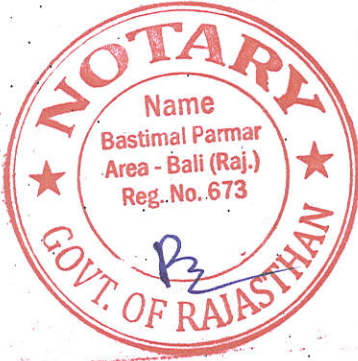
For : Ashapura Group  
Bhupendra  
Partners/Authority Signature

BHUPENDRA SINGH JODHA  
(Deponent)

**VERIFICATION**

I, Bhupendra Singh Jodha S/o Mr. Jaipal Singh Jodha aged 40 years R/o Subhash Basti, Vard No. 5, Bali, Pali, Rajasthan-306701 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.

For : Ashapura Group  
Bhupendra  
Partners/Authority Signature



BHUPENDRA SINGH JODHA  
(Deponent)

Sworn in & admitted to be Correct  
Before me signature's attested.

Bastimal Parmar  
NOTARY, BALI (RAJ.)