



**FORM-B**

[see rule 3(4)]

**DECLARATION**

**Affidavit cum Declaration of Ms. Rupal Sharma, Authorized Signatory of the proposed project vide their Board Resolution dated 30/12/2024**

M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED (the promoter) through Authorized Signatory of Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 29, (Aadhar No.- XXXX-XXXX-8687) office Address:- Riyasat Tower, Khasra No. 688/1, Rampura Road, Behind Iskon Temple, Sukhiya, S.F.S. Mansarovar, Jaipur, Rajasthan - 302020, 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 (31/12/2027)

**ATTESTED**  
Notary (Govt. of India.  
JAIPUR (Raj.)

10 JAN 2025

For Riyasat Infra Developers Pvt. Ltd.

*Rupal*  
Authorized Signatory



क्रम संख्या :- 13863 दिनांक :- 09.01.2025

रकम :- 100/-

नाम :- RIYASAT INFRA DEVELOPERS PVT. LTD.

पता :- MANSAROVAR JAIPUR

वास्ते :- AFFIDAVIT

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राकेश अरोड़ा

स्टाम्प विक्रेता

लाईसेन्स नम्बर 105/09-10

94/40, विजय पथ, मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)- 10: = 10	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-क)- 20: = 20	
कुल योग 30/- हस्ताक्षर स्टाम्प वेण्डर	

Signature



4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 /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.

For Riyasat Infra Developers Pvt. Ltd.

  
Authorized Signatory


Deponent

#### Verification

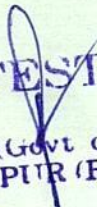
I, Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 29, (Aadhar No.- XXXX-XXXX-8687), office Address:- Riyasat Tower, Khasra No. 688/1, Rampura Road, Behind Iskon Temple, Sukhiya, S.F.S. Mansarovar, Jaipur, Rajasthan - 302020, Authorized Signatory of M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED, do hereby 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 10/01/2025

For Riyasat Infra Developers Pvt. Ltd.

  
Authorized Signatory

Deponent

**ATTESTED**  
  
Notary (Govt. of India)  
JAIPUR (Raj)  
10 JAN 2025