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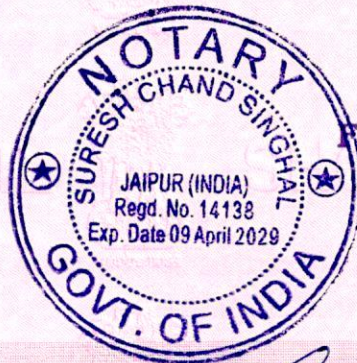
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INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ92159543695250X
Certificate Issued Date	: 17-Feb-2025 03:56 PM
Account Reference	: NONACC (SV)/ rj3148404/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ314840468254675886900X
Purchased by	: KEDIA LANDMARK LLP
Description of Document	: Article 4 Affidavit
Property Description	: SHOP NO.10,11 FIRST FLOOR, GANESH NAGAR 6th A BENAR ROAD, NEAR NADI KA PATHAK, JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KEDIA LANDMARK LLP
Second Party	: KEDIA LANDMARK LLP
Stamp Duty Paid By	: KEDIA LANDMARK LLP
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 Kedia Landmark LLP

Authorised Signatory



ATTESTED

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

18 FEB 2025

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this 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 of Mr. Nirmal Kumar Kedia duly authorized by the promoter of the proposed project vide authorization dated 17-02-2025.

I, Nirmal Kumar Kedia S/o Shiv Kumar Kedia aged about 45 years R/o Kedia House, Near Nadi Ka Phatak, Murlipura, Jaipur-302039 duly authorized by the promoter "M/s Kedia Landmark Limited Liability Partnership" of the proposed project "Janardana City" do hereby solemnly declare, undertake and state as under:

1. That promoter "M/s Kedia Landmark Limited Liability Partnership" 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 **10th August, 2026** (Project Completion Date).
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.
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 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 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

Deponent
For- M/s Kedia Landmark Limited Liability Partnership
For Kedia Landmark LLP

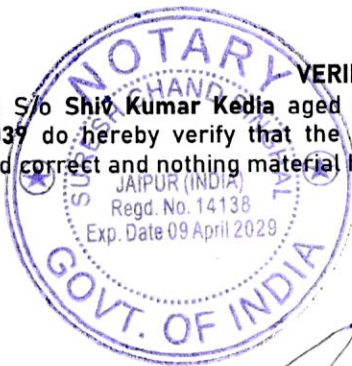
Nirmal Kumar Kedia
(Authorized Signatory)

VERIFICATION

I, Nirmal Kumar Kedia S/o Shiv Kumar Kedia aged about 45 years R/o Kedia House, Near Nadi Ka Phatak, Murlipura, Jaipur-302039 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.

Deponent
For- M/s Kedia Landmark Limited Liability Partnership
For Kedia Landmark LLP

Nirmal Kumar Kedia
(Authorized Signatory)



ATTESTED

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JAIPUR (INDIA)