

BT 453872

**FORM-B**

[see rule 3(4)]

**DECLARATION**

**Affidavit cum Declaration**

I, **Am Kishore Disaniya S/o Narayan Lal Disaniya** aged 40 years R/o 231, Disaniya KI Dhani, VPO- Bhainsawa, Tehsil- Kishangarh Renwal, Bhainsawa, Jaipur, Rajasthan-303603, duly authorized by the promoter of the proposed project "**Vinayak Utsav**" do hereby solemnly declare, undertake and state as under:

1. That promoter 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 20.02.2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

**ATTESTED**

Notary Public

That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

14 FEB 2024

**For VINAYAK REAL ESTATE**

Partner

क्रमांक 8093 स्टाम्प विक्रेता दिनांक

13 FEB 2024

स्टाम्प का मूल्य 100

क्रेता का नाम : मैसर्स विनायक रीयल स्टेट जरिये  
पार्टनरस् 1. संजय चौधरी 2. राम किशोर  
देसानिया 3. बनवारी लाल जाट पता:- प्लॉट नम्बर  
सी-62, गोविन्द नगर-सी, गोकुलपुरा, कालवाड़  
रोड़, जयपुर, राजस्थान

स्टाम्प खरीदने का उद्देश्य

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत  
स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)- 10% रुपये 10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)- 20% रुपये 20/-
कुल योग 30/-

13 FEB 2024

शपथ पत्र

शक्र लाल कुमावत  
स्टाम्प विक्रेता ला.न. 13/2018  
गोविन्दपुरा, झोटवाड़ा, जयपुर

स्टाम्प प्राप्तकर्ता हस्ताक्षर

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.

FOR VINAYAK REAL ESTATE

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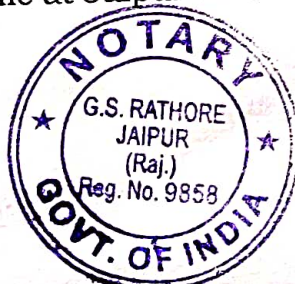
Partner

Deponent

### Verification

I Ram Kishore Disaniya S/o Narayan Lal Disaniya aged 40 years R/o 231, Disaniya KI Dhani, VPO- Bhainsawa, Tehsil- Kishangarh Renwal, Bhainsawa, Jaipur, Rajasthan-303603, 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 13<sup>th</sup> day of February, 2024.



ATTESTED

Notary Public, Jaipur

14 FEB 2024

FOR VINAYAK REAL ESTATE

For VINAYAK REAL ESTATE

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Deponent Partner