

e-Challan
Registration and Stamps department
Government of Rajasthan

GRN: 0100859878



Payment Date: 15/02/2025 12:05:00

Office Name: SUB REGISTRAR-VI REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2024-To-31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	10.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	10.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	10.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	100.00
Commision(-):		0.00
Total/NetAmount:		130.00

One Hundred Thirty Rupees and Zero Paise Only

Payee Details:

Full Name: A SARRAF & OM GROUP DEVELOPERS

Pan No.(If Applicable):

Address: 1101, Horizon Tower, Jewel of India, J.L.N Marg, Jaipur-302015

Tin/Actt.No./VehicleNo./Taxid :

City(Pincode): Jaipur(302001)

Remarks: Stamp Paper for Project Registration in the name of Nevta Green situated at Khasra No. 942, 943, 945 and 948 Village- Nevta, Tehsil- Sanganer, District-Jaipur-302029

Payment Details:

Bank: UPI

Date: 15/02/2025 12:05:00

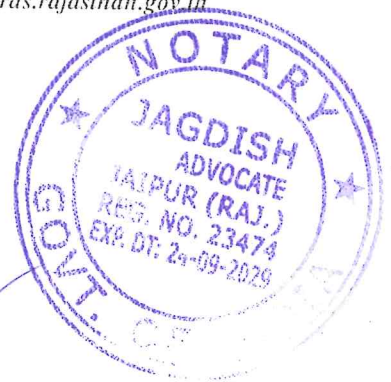
Challan No. - 0

Bank CIN No: CNRB10085987815022025

Reference No: IK20250215121949

Computer generated copy on : 15/02/2025

Courtesy : <https://Egras.rajasthan.gov.in>



ATTESTED

NOTARY PUBLIC
JAIPUR RAJASTHAN (INDIA)

15 FEB 2025

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

Affidavit cum Declaration of Deepak Mor duly authorized by A Sarraf and Om Group Developers for the proposed project vide his authorization:

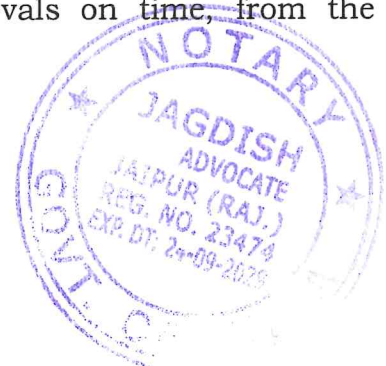
I, Deepak Mor Son of Mr. Jagdish Prasad Mor aged 35 Years R/o Krishi Mandi ke pass, Bagda Colony, Kuchaman city, Nawa, Nagaur, Rajasthan 341509 duly authorized by the promoter – A Sarraf and Om Group Developers of the proposed project do hereby solemnly declare, undertake and state as under:

1. The 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 **05.08.2026**
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.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.

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JAIPUR RAJASTHAN (INDIA)

15 FEB 2025

Deepak



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.



[Signature]
Deponent

Verification

I, Deepak Mor Son of Mr. Jagdish Prasad Mor aged 35 Years R/o Krishi Mandi ke pass, Bagda Colony, Kuchaman city, Nawa, Nagaur, Rajasthan 341509 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 15 day of February 2025.



[Signature]
Deponent

ATTESTED
NOTARY PUBLIC
JAIPUR RAJASTHAN (INDIA)

15 FEB 2025

