

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0099603357



Payment Date: 17/01/2025 15:35:55

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
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	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00
Commision(-):		0.00
Total/NetAmount:		65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: VANSHDEEP BUILDERS PRIVATE LIMITED	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302022)
Address:Khasra No. 633,634, Village Beelwa(Beelwa Kalan), Tehsil Sanganer, City Jaipur, State Rajasthan 3020	Remarks:RERA Affidavit/Declaration

Payment Details:

Bank: SBlePAY(Credit/Debit Cards)	Challan No. - 0
Date: 17/01/2025 15:35:55	Bank CIN No: SBIN9960335717012025
	Refrence No: 5865094895119

Computer generated copy on : 17/01/2025

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

Identified by
ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

Vanshdeep Builders Pvt. Ltd.

Director

24 JAN 2025

FORM-B
[see rule 3(4)]


DECLARATION

Affidavit cum Declaration of Mr. Pradeep Kumar Tolani Authorized Signatory of the proposed project / duly authorized as the promoter of the proposed project "THE AURA" vide their authorization dated 16.01.2025:

I, Pradeep Kumar Tolani, Son of Shri Kishan Chand Tolani aged 43 years R/o S-58, NRI Colony, Raj Aanghan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 authorized signatory of the proposed project / duly authorized by the promoter of the proposed project 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 up to 31st January, 2029.
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.

Vanshdeep Builders Pvt. Ltd.


Director
Deponent

Identified by

Verification

I, Pradeep Kumar Tolani, Son of Shri Kishan Chand Tolani aged 43 years R/o S-58, NRI Colony, Raj Aanghan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 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.

Verified by me at Jaipur on this 24 day of January, 2025.

Vanshdeep Builders Pvt. Ltd.


Director
Deponent

ATTESTED

NOTARY PUBLIC
JAIPUR RA INDIA

24 JAN 2025