

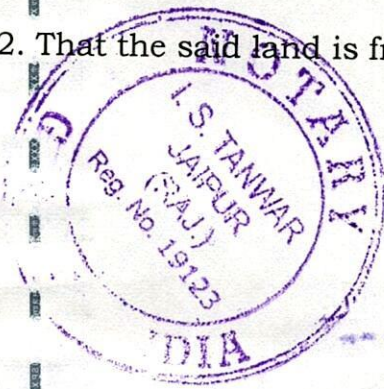


FORM-B
[See rule 3(4)]
DECLARATION

Affidavit cum Declaration of M/s Santushti Housing LLP duly designated Partner Mr. Lalit Menghnani of the proposed project THE NEST Situated at Khasra No. 132/1 Gram Ramnagriya Tehsil Sanganer, Jaipur, Rajasthan:

I, Mr. Lalit Menghnani Son of Late Mr. Girdhari Lal Menghnani aged 66 Years R/o 46, Bajaj Nagar Enclave, Lal Kothi, Jaipur- 302015, Rajasthan designated partner 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.



SANTUSHTI HOUSING LLP

Partner

ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA) 6 MAY 2025

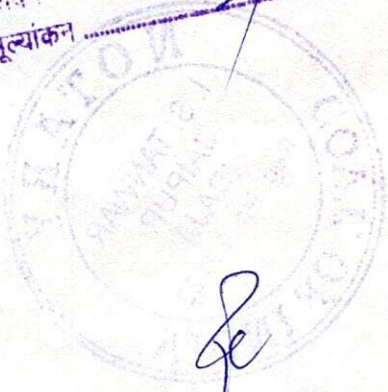
00682

21/4/25

क्रमांक
मुद्रांक का रूप
क्षेत्र का
मिति/वर्ष
निवास स्थान
मुद्रांक खरीदने का आधार तथा सम्बन्धित
कार्य का मूल्यांकन

दिनांक
14/04/25
740921

का EIMH 2.L.P



पवन कुमार शर्मा

स्थापना 1/10/2019
ना नं 18/2020
आखाना RTO परिसर के सामने
जयपुर

राजस्थान : राज्य अधिनियम, 1998 के अन्तर्गत स्थापित राशि पर प्रयोजित अधिभार	
1. आधारभूत अवसुचना सुविधाओं हेतु (धारा 3-ब) - 10% रुपये	10
2. गारा और सम्पत्ति मूल्य के संचयन और संचयन हेतु (धारा 3-ख) प्राकृतिक सम्पदाओं एवं मानव निर्मित आयदाओं के निधारण हेतु 20% रुपये	20
कुल योग	30
हर एक रुपया के लिए	30

30
R

ATTESTED

2505 MAY 3

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31/03/2028.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

SANTUSHTI HOUSING LLP
Deponent Partner

Verification

I, Lalit Menghnani Son of Late Mr. Girdhari Lal Menghnani aged 66 Years R/o 46, Bajaj Nagar Enclave, Lal Kothi, Jaipur- 302015, Rajasthan 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 02nd day of May 2025.



ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

SANTUSHTI HOUSING LLP
Deponent Partner

6 MAY 2025