

राजस्थान स्टाम्प अधिनियम 1993 के अन्तर्गत	
स्टाम्प राशि पर प्रमाणित आधेमात्र	
1. आवासीय भूतल परियोजना के लिए	10/-
2. गांव की सीमा के अंदर	10/-
3. गांव की सीमा के बाहर	20/-



FORM-B  
[see rule 3(4)]

DECLARATION



**Affidavit cum Declaration of Mr. Ras Bihari Sharma promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 03.04.2019.**

I, Ras Bihari Sharma Son of Vitthal Das aged 57 R/o 112, A, Gayatri Nagar-B, Durgapura, Maharani Farm, Jaipur Rajasthan-302018 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. the land is owned by Kamlesh Moolchandani s/o Sh. Khayaldas and Anuradha w/o Sh. Gordhannath who has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.
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 13.03.2022 (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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

**ATTESTED**  
NOTARY PUBLIC, JAIPUR  
(RAJ.) INDIA


*[Signature]*  
PARTNER

41.9.

मि. 119/ 6, असावास फार्म मानसरोवर, जयपुर,

- 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 RANGOLI AASHIYANA LLP

 PARTNER  
Deponent


#### Verification

I Ras Bihari Sharma Son of Vitthal Das age 57 R/o 112, A, Gayatri Nagar-B, Durgapura, Maharani Farm, Jaipur Rajasthan-302018 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 03.04.2019



For RANGOLI AASHIYANA LLP

 PARTNER  
Deponent

ATTESTED  
10.04.19  
NOTARY PUBLIC, JAIPUR  
(Raj.) India