

CB 758163

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Roopchand Diya, Authorized Signatory of the proposed project vide their Board Resolution dated 07/08/2025

I, **Roopchand Diya** S/o **Shivraj**, Age 30, Address:- Sarsadi Road, Dantra, Jethana, Ajmer, Rajasthan-305207 (Aadhar No.- XXXX-XXXX-2350), Authorized Signatory of promoter LLP i.e., M/s Happy Realearth LLP, do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / 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 (05/02/2027)
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

ATTESTED

NOTARY PUBLIC, AJMER

For HAPPY REALEARTH LLP

Authorised Signatory

24 JUN 2025.

क्रमांक 5580 दिनांक 10/6/25
रुपये 100/-
नाम Happy Realestate LLP
पिता का नाम जयपुर
पता जयपुर बाबत जयपुर 40

मनोहर

मनोहर दास समताणी
(मुद्रांक लाइसेंस नं. 263/97)
30/16/01, स्वर्ण पथ, मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रुपये 10/-
2. गांव और रवाजी नाल के सफाई और रखरखाव हेतु (धारा 3-ख) प्राथमिक आवश्यकता पर बनने वाले आयोजना के निष्कर्ष हेतु 10 प्रतिशत	रुपये 20/-
3. गांव और रवाजी नाल के सफाई और रखरखाव हेतु (धारा 3-घ) प्राथमिक आवश्यकता पर बनने वाले आयोजना के निष्कर्ष हेतु 10 प्रतिशत	रुपये 30/-

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.

For HAPPY REALEARTH LLP

Deponent  Authorised Signatory

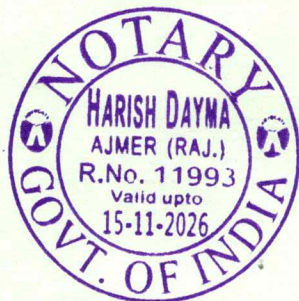
Verification

I, **Roopchand Diya S/o Shivraj**, Age 30, Address:- Sarsadi Road, Dantra, Jethana, Ajmer, Rajasthan-305207, Authorized Signatory of promoter LLP i.e., M/s Happy Realearth LLP, 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 ()

For HAPPY REALEARTH LLP

Deponent  Authorised Signatory



ATTESTED

NOTARY PUBLIC, AJMER



For HAPPY REAL EARTH LLP

Authorized Signatory

For HAPPY REAL EARTH LLP

Authorized Signatory

ATTESTED

NOTARY PUBLIC, AJMER

