

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

भारत

FIFTY
RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

20 FEB 2023

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नॉन जूडिशियल



BL 050788

FORM 'B'
[See rule 3(4)]

DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Saurabh Chopra, duly authorized by the Promoter of the proposed project vide its authorization dated 15.04.2023.

Saurabh Chopra Son of Late Mr. N.L. Chopra, aged 37 years, Office at Shubhashish Corporate Tower, 12-13, Mathore Nagar, Queens Road, Vaishali Nagar, Jaipur, duly authorized by M/s. Shubhashish Homes Realty LLP, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

That the land is owned by M/s. Shubhashish Real Estate Services Private Limited, 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.

- That the project land situated at Plot No. 69, 70, 75, 76, 89 and 90, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, Rajasthan is free from all encumbrances.

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)
8 APR 2023

For Shubhashish Homes Realty LLP

Authorised Signatory

क्रमांक 16792 दिनांक 9 MAR 2023

मुद्रांक का मूल्य 50/-

क्रेता का नाम

पिता/पति का नाम

निवास स्थान

मुद्रांक खरीदने का आशय

श्रीमती दीपिका सिन्हा LLP

वैशाली नगर जयपुर

शुद्ध रूप में

Nayan



जनश्याम राजोरिया
लॉ. स्टाम्प विक्रेता
लॉ. नं. 20/2021
जनदम्बा टॉवर, वैशाली नगर, जयपुर



राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प, भारत सरकार द्वारा अधिभार	
1. आधारभूत रूप पर चढ़ाई शुल्क (धारा 3-क) 10% रुपये	5
2. गाय और मवेशी बिल में छूट और छेड़ (धारा 3-ख) प्राकृतिक आपदाओं एवं भूतत्व विध्वंसित क्षेत्रों में	10
हस्ताक्षर स्टाम्प	15

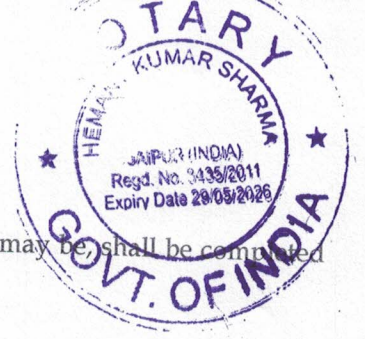
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For Shubhashish Home Realty LLP

Authorised Signatory

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(GOVT. OF INDIA)
JAIPUR (INDIA)
18 APR 2023



3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **23.03.2025**. *Cmm*
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 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 the 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 amount 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.
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.

Deponent

For Shubhashish Homes Realty LLP

Cmm
Authorised Signatory

Verification

I, Saurabh Chopra, above deponent, 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 18th day of April, 2023.

For Shubhashish Homes Realty LLP

Cmm
Authorised Signatory
Deponent

ATTESTED
110
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)
18 APR 2023