



I, Shankar Lal Sharma Son of Mr. Ramu Lal Sharma Aged 51 years, R/o Harvanshpura, Bhankrota, Jaisinghpura Bas, Jaipur, Rajasthan-302026 duly authorized by RAGHUKUL INFRA PROJECTS, who is the promoter of the proposed project “**RAGHUKUL GHARANA**” situated at Khasra No. 542/6, 540/6, 546/4, 539/6, 543/3, 545/4, 9 at Revenue Village- Kishorpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That Udayraj Dream Builders Private Limited and Goru Ram are the joint owners of the land on which the development of the project is proposed. Landowners Udayraj Dream Builders Private Limited and Goru Ram executed registered power of attorney in favour of Raghukul Infra Projects for the 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..23.06.2026
4. That seventy percent 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.

ATTESTED  
NOTARY  
SANGANER DISTT JAIPUR  
E/6 DEC 2024

MS RAGHUKUL INFRA PROJECTS  
PARTNER

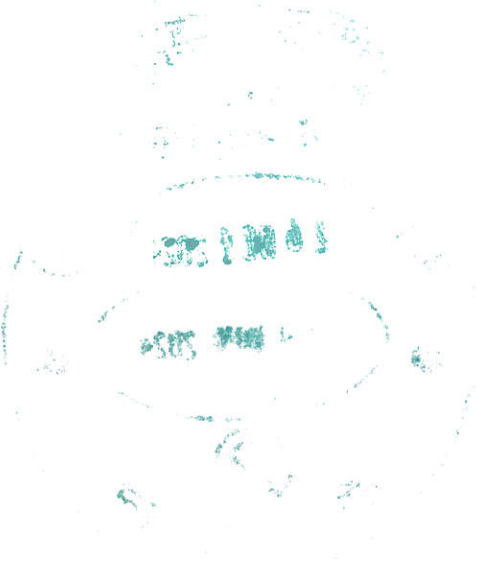
क्र.स. :- 12453 दि. 6/12/2020 रकम 500 वास्ते Affidavit  
नाम व पता :- Raghukul Inter. Projects, Bhamkruata, Jaipur

सर्वेक्षण अरौड़ा (स्टाम्प विक्रेता) लाईसेन्स नम्बर 105/09-10  
90740, विजय पथ, मानसरोवर, जयपुर (मो. 9828565550)

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार  
आधारभूत अवसंरचना सुविधाओं हेतु (घारा 3-क)- 10% = 5 इस्ताधार  
प्राथमिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार- 10% = 5 कुल योग 15



ly



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

M/s RAGHUKUL INFRA PROJECTS



PARTNER

SHANKAR LAL SHARMA  
Deponent

### VERIFICATION

I, Shankar Lal Sharma Son of Mr. Ramu Lal Sharma Aged 51 years, R/o Harvanshpura, Bhankrota, Jaisinghpura Bas, Jaipur, Rajasthan-302026 duly authorized by RAGHUKUL INFRA PROJECTS, 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.

M/s RAGHUKUL INFRA PROJECTS



PARTNER

SHANKAR LAL SHARMA  
Deponent

ATTESTED

NOTARY  
SANGANER DISTT JAIPUR

16 DEC 2024