

राजस्थान RAJASTHAN

FORM-B

[see rule 3(4)]

**DECLARATION**  
Affidavit cum Declaration

I **Ramesh Kumar Khadda S/o Ummed Raj Khadda** aged 30 years, R/o Ward No. 8 Gopinath pura, Sikar, Rajasthan- 332710 duly authorised by the promoter of the proposed project "Shri Balaji Heights V" 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 Promoter has taken a Home Loan of Rs. 9,80,00,000/- from **Shubham Housing Development Finance Company Limited**.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **31.12.2026**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.

**ATTESTED**

*Poonam Sharma*  
NOTARY PUBLIC  
GOVT OF INDIA JAIPUR  
12 FEB 2025

For Shri Balaji Real Estate

**M/S SHRI BALAJI REAL ESTATE**

*[Signature]*  
Deponent  
**PARTNER**



क्रमांक 00202 दिनांक 12 FEB 2025

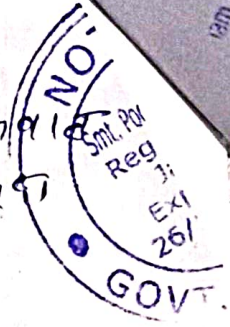
मूल्य....100/-

नाम....श्री. लालाजी रिजल सहेट परि. शहर (1) बजरंग लाल पणव

पिता/प्रति....श्री. ....

पता C-62, नैलि. ड. नगर, गौडपुरा, कीलवाड रोड, जयपुर (2) लैर. शुभा नयन

वांस्त....श्री. ....



Suresh Dudi  
सुरेश डूडी

सा. नं. 04/2022

दुकान नंबर 01, किशोरपुरा रोड,  
मि. यथोज, कालवाड रोड, जयपुर

12 FEB 2025

भारतीय स्टाम्प अधिनियम 1998 के अन्तर्गत  
स्टाम्प राशि पर प्रभाविता अधिनियम  
प्रभाविता सरवना सुविधाओं हेतु (धारा 3-क) नगरे 10/-  
7. गण और उसकी वस्तु के मरक्षण और संचयन हेतु तकनिकी अपादा न  
मानव निर्मित आपदाओं के निवारण हेतु धारा 3-ब 20/-  
कुल याग रूपाने 30/-

Suresh Dudi  
हस्ताक्षर स्टाम्प वैधर  
सुरेश डूडी ला न 04, 2022

हस्ताक्षर

**Verification**

I Ramesh Kumar Khadda S/o Ummed Raj Khadda aged 30 years, R/o Ward No. 8 Gopinath pura, Sikar, Rajasthan- 332710, 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.

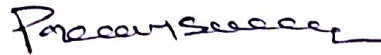
Verified by me at Jaipur on this 12<sup>th</sup> day of February, 2025.



For Shri Balaji Real Estate  
M/S SHRI BALAJI REAL ESTATE

  
Deponent PARTNER

**ATTESTED**



NOTARY PUBLIC  
GOVT. OF INDIA JAIPUR

12 FEB 2025