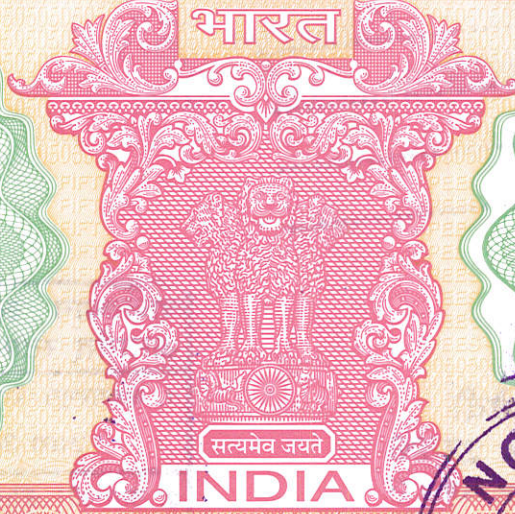


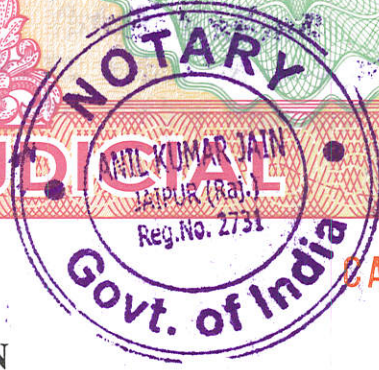
# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL



CA 429596

राजस्थान RAJASTHAN

FORM-B  
[See rule 3(4)]  
DECLARATION

I, **Rajesh Kumar Jain** S/o Ratan Lal Jain, aged 58 years R/o C 105, Sethi Colony, Govind Marg, Jawahar Nagar, Jaipur, promoter of the proposed project "MOTISONS TOWNSHIPS-I" situated at Khasra No. 32 (1059/32), 33(1061/33), 123, 124, 125 Village: Bagru Khurd, Tehsil: Sanganer, District: Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That Sanjay Chhabra and Sandeep Chhabra have legal title to the land on which the development of the proposed project is to be carried out. That the landowners have executed Power of Attorney in favour of Promoter **Rajesh Kumar Jain** S/o Ratan Lal Jain.
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 **1.3. May 2028**
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

Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

23 MAY 2025

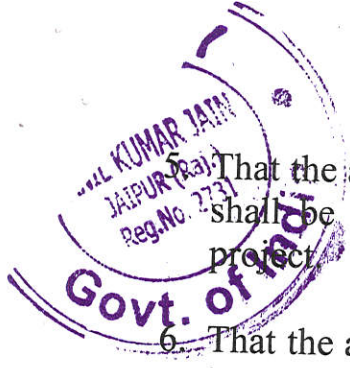


क्रमांक 1416 दिनांक 23/5/25  
मुद्रांक का मूल्य 50/-  
क्रेता का नाम Rajesh Kumar Jain  
पिता/पति का नाम Patan Lal Jain  
पता Jaipur  
वास्ते

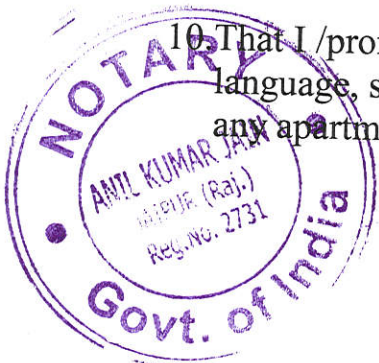



कमलेश त्रिवेदी  
ला. स्टाम्प विक्रेता 27/96  
राजस्थान हाईकोर्ट, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रयोजित अधिभार	
1. आधारभूत अधिसूचना सुविधार्थ रूप	धारा 3- (क)- 10% रुपये 5
2. गाय और उसकी सत्ता के संरक्षण और संवर्धन हेतु	(धारा 3- ख)- 10% रुपये 10
कुल योग 15	
हस्ताक्षर स्टाम्प विक्रेता	



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.

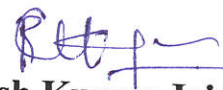


  
**Rajesh Kumar Jain**  
(Deponent)

### VERIFICATION

I, **Rajesh Kumar Jain** S/o Ratan Lal Jain, aged 58 years R/o C 105, Sethi Colony, Govind Marg, Jawahar Nagar, Jaipur 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.

  
**ATTESTED**  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

  
**Rajesh Kumar Jain**  
(Deponent)

**23 MAY 2025**