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INDIA NON JUDICIAL

Government of Rajasthan

सत्यमेव जयते

e-Stamp

Certificate No.	:	**IN-RJ94910336818952X**
Certificate Issued Date	:	04-Mar-2025 05:36 PM
Account Reference	:	NONACC (SV)/ rj3243804/ AJMER ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJ3243804735357307226 07X
Purchased by	:	PARA DEVI
Description of Document	:	Article 4 Affidavit
Property Description	:	JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PARA DEVI
Second Party	:	NA
Stamp Duty Paid By	:	PARA DEVI
Stamp Duty Payable (Rs.)	:	100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	:	10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	:	10 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	:	10 (Ten only)
Stamp Duty Amount(Rs.)	:	130 (One Hundred And Thirty only)

NOTARY GHANSHYAM SINGH JAIPUR Reg No. ... GOVT. OF INDIA

पारा

ATTESTED
NOTARY
RAJASTHAN JAIPUR
4 MAR 2025

IN-RJ94910336818952X

QE 0019725749

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NOTARY GHANSHYAM SINGH JAIPUR Reg. No. 370 EXP.-29.10.2026 GOVT. OF RAJASTHAN

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration by Para Devi Promoter for the proposed project- "G.B. Residency".

I, **Para Devi** D/O Shri Ram Karan Choudhary, Aged 53 Years R/O Narottampura, Jaisinghpura Bas Jaipur, Rajasthan-302026, Promoter of the Proposed Project **(G.B. Residency)** situated at Khasra No. 1385/1009, 1387/1007 Village–Jaisinghpura, Tehsil- Sanganer, District-Jaipur, State- Rajasthan do hereby solemnly declare, undertake and state as under:

1. The Land is owned by the Promoters of the Project, which have a legal title to the land on which the development of the of the project is proposed is enclosed with application.

2. That the said land is free from all encumbrances.

3. That the time period within which the project **"G.B. Residency"** thereof, as the case may be, shall be completed by promoter is **15.07.2026.**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 at 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 Promoter shall take all the pending approvals on time, from the competent authorities.

ATTESTED

NOTARY
RAJASTHAN JAIPUR

4 MAR 2025

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.

NOTARY SHYAMSHYAM SINGH JAIPUR Reg. No. 370 EXP.-29.10.2026 GOVT. OF RAJASTHAN

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

Verification

I, Para Devi D/O Shri Ram Karan Choudhary, Aged 53 Years R/O narottampuira, Jaisinghpura Bas Jaipur, Rajasthan-302026, Promoter of the Proposed Project **(G.B. Residency)**, do hereby verify that the contents in above paras of our above affidavits cum declarations are true and correct and nothing material has been concealed by me therefrom.

We Verify at Jaipur on this 04th March, 2025.

Deponent

ATTESTED
NOTARY
RAJASTHAN JAIPUR

- 4 MAR 2025