

राजस्थान RAJASTHAN

AV 987736



FORM-B

[see rule 3(4)]

### DECLARATION

**Affidavit cum Declaration of Mr. Laxmi Kant Kothari Authorized Signatory of the proposed project /duly authorized as the promoter of the proposed project vide their authorization dated 04.10.2021:**

I, Laxmi Kant Kothari, Son of Shri Jiwan Mall Kothari aged 55 years R/o F-140, Janpath, Shyam Nagar, Jaipur, Rajasthan 302019 authorized signatory of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Mr. Devendra Joshi, Mr. Mahendra Joshi, Mrs. Anuja Pareek, Mr. Neeraj Joshi and Mr. Sameer Joshi who has legal title to the land on which the development of the proposed project is to be carried out. The Developer Agreement between Land Owner and Promoter M/s Elegant Build Developers LLP was registered on 14.09.2021 for the development of the Proposed Project on the said land.
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 up to 30<sup>th</sup> September, 2024.

For Elegant Build Developers LLP  
Laxmi Kant Kothari  
Authorized Signatory  
TESTED  
NOTARY PUBLIC  
JAIPUR (RAJ.)  
15 OCT 2021

5 OCT 2021

क न 3362

दिनांक

कता का नाम

Elegant Bundle Developers LLP Pastor Kant Kothari

पेता का नाम

नेवासी : Shyam Nagar Jp

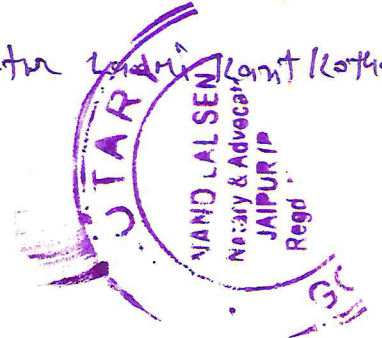
मुद्रांक 500 वास्ते 500/-

शशिकान्त

स्टाम्प विक्रेता ला न 121 2015

एम. आर. कम्प्यूटर्स

5 ऑक्टो 2021 रस्टोरेंट के मुख्य  
यु सामान्य राई साइला जयपुर



*[Handwritten signature]*

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रचालित अधिभार	
(1) आधारभूत अंश पर लागू शुल्काओं हेतु	10
(घा) 3 का 10% राशि	
(2) राशि और शुल्का मान व, सरक्षण और	10
संवर्धन हेतु प्राकृतिक आपदाओं एवं मानव	
निर्मित आपदाओं के निवारण हेतु	10
(घा) 3 (ब) 20% राशि	
कुल राशि	10
हस्ताक्षर स्टाम्प वॉम्डर	



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 utilized 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.



For Elegant Build Developers LLP  
*Laxmi Kant*  
Authorized Signatory

Deponent

#### Verification

I Laxmi Kant Kothari Son of Shri Jiwan Mall Kothari aged 55 years R/o F-140, Jan path, Shyam Nagar, Jaipur, Rajasthan 302019 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 05<sup>th</sup> day of October, 2021.

ATTESTED  
*[Signature]*  
NOTARY PUBLIC  
JAIPUR (RAJ.)

15 OCT 2021

For Elegant Build Developers LLP  
*Laxmi Kant*  
Authorized Signatory

Deponent