

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50

FIFTY
RUPEES

Rs. 50

भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

FORM-B

[See rule 3(4)]

DECLARATION

राजस्थान RAJASTHAN
- 8 JUL 2021

AT 424642

Affidavit cum Declaration of SUBHASH GUPTA duly authorized by the promoter of the proposed project vide its authorization dated 06.08.2021.

1, SUBHASH GUPTA Son of Swatantra Kumar Gupta aged 48 R/o 3, S.M.S Colony Maharani Farm, Durgapura, Jaipur, Rajasthan-302018 duly authorized by the promoter of the proposed project 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 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 30.07.2026
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

ATTESTED

Anil Kumar Jain
Notary (Govt of India)

For Platinum Realty Builders

Partner

0 AUG 2021

क्र0स0 5319 दिनांक 06.08.2021

क्रेता का नाम — PLATINUM REALTY BUILDERS

पिता/पति का नाम —

निवासी — जयपुर

मुद्रांक 50/- वास्ते — शपथ पत्र

प्रकाश चन्द जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

- | | |
|--|-----------|
| 1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3-क) — 10 प्रतिशत | = 5 रु/- |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित
आपदाओं के निवारण हेतु — 20 प्रतिशत | = 10 रु/- |

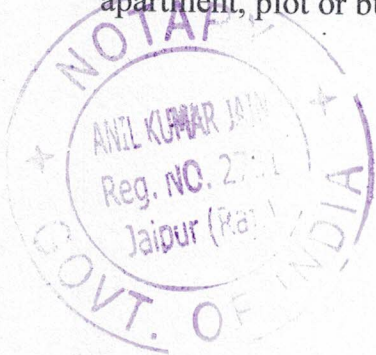
कुल योग = 15 -रु.

हस्ताक्षर स्टाम्प वेण्डर

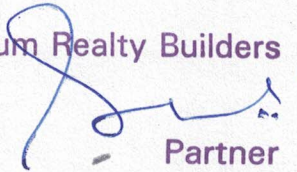
For Platinum Realty Builders

Partner

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.



For Platinum Realty Builders



Partner

SUBHASH GUPTA
(Deponent)

Verification

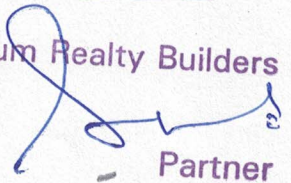
I, **SUBHASH GUPTA** Son of Swatantra Kumar Gupta aged 48 R/o 3, S.M.S Colony Maharani Farm, Durgapura, Jaipur, Rajasthan-302018 do hereby verify that the contents in Para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at _____ on this day of _____

ATTESTED


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

10 AUG 2021

For Platinum Realty Builders


Partner

SUBHASH GUPTA
(Deponent)