



राजस्थान RAJASTHAN



BX 797137

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of MR. PRITAM SAINI, Authorized Signatory of the proposed project vide their Board Resolution dated 07/03/2025

M/S GOKUL KRIPA COLONIZERS AND DEVELOPERS PRIVATE LIMITED (the promoter) through Authorized Signatory of MR. PRITAM SAINI S/o BHAGWAN SAHAY SAINI, Age 29, (Pan No.- MKNPS6132G) Office Address:- 2nd Floor, Office No. 211, Riyasat Tower, Khasra No. 688/1, Rampura Road, Behind Iskon Temple, Sukhiya, S.F.S. Mansarovar, Jaipur, Rajasthan, India, 302020, do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / 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 (31/08/2026)

ATTESTED 7 MAR 2025

Notary (Govt. of India)

For Gokul kripa colonizers & Developers Pvt. Ltd.

Authorized Signatory

क्र.स. :- 16362 दि. 6/3/25 रकम 100 वास्ते *Devis*
 नाम व पता :- *Nakul Kaur* *Colonization and Development*
 राकेश श्रोडा (स्टाम्प विक्रेता) लाईसेन्स नम्बर 105/09-10
 94/10, विजय पथ, मानसरोवर, जयपुर (मो. 9828565550)
 राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
 जापानमूल/अवसंरचना सुविधाओं हेतु (घाटा 3-क)- 10% = 10/-
 माय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (घाटा 3-क)- 10% = 10/-
 प्राकृतिक एवं सांस्कृतिक धरोहरों के संरक्षण हेतु अधिभार- 10% = 10/-
 30/-

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Devis



ATTESTED 7 MAR 2025
 [Signature]
 [Stamp]

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Gokul kripa colonizers &
Developers Pvt. Ltd.
Authorized Signatory

Deponent

Verification

I, Mr. MR. PRITAM SAINI S/o BHAGWAN SAHAY SAINI, Age 29, (Pan No.- MKNPS6132G), Office Address:- 2nd Floor, Office No. 211, Riyasat Tower, Khasra No. 688/1, Rampura Road, Behind Iskon Temple, Sukhiya, S.F.S. Mansarovar, Jaipur, Rajasthan, India, 302020 Authorized Signatory of M/S GOKUL KRIPA COLONIZERS AND DEVELOPERS PRIVATE LIMITED, 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 07/03/2025

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj)

7 MAR 2025

For Gokul kripa colonizers &
Developers Pvt. Ltd.
Authorized Signatory

Deponent