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Certificate No. : IN-RJ92854956231071V  
Certificate Issued Date : 13-May-2023 08:09 PM  
Account Reference : NONACC (SV) / 13159604/ VAISHALI NAGAR/ RJ-JP  
Unique Doc. Reference : SUBIN-RJR/13159604/4967595216039V  
Purchased by : THE CRWON INFRAHEIGHT LLP  
Description of Document : Article 4 Affidavit  
Property Description : C-54, VIDHYUT NAGAR, VAISHALI NAGAR, JAIPUR, RAJASTHAN  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : THE CRWON INFRAHEIGHT LLP  
Second Party : NA  
Stamp Duty Paid By : THE CRWON INFRAHEIGHT LLP  
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)

ATTESTED

NOTARY PUBLIC  
JAIPUR (RAJ)

13 MAY 2023



₹130

For The Crown Infraheight LLP

IN-RJ92854956231071V

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Statutory Alert:

Designated Partner

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### FORM-B

[see rule 3(4)]

### DECLARATION

**Affidavit cum Declaration of M/s THE CROWN INFRAHEIGHT LLP by its authorized signatory Mr. Tikam Singh, Promoter of the proposed project "Siyaram Enclave" vide their Board Resolution dated 01.04.2021**

I. **Tikam Singh** Aged 44, S/o Sh. Om Singh, R/o B-15, Anand Vihar, Near Petrol Pump, Sirsi Road, Jaipur (Raj.) (Aadhar No.-(XXXX XXXX 0248). Authorized Signatory of M/s **THE CROWN INFRAHEIGHT LLP.** (the promoter), do hereby solemnly declare, undertake and state as under:

1. The Land is owned by the Sh. Heeral Lal and Sh. Kajod mal S/o Sh. Choturam. **Developers Agreement** executed between Sh. Heera Lal Raigar and Sh. Kajod Mal in favour of M/s The Crown Infraheight LLP, Registered No. 202303021109099, Book No. 1, Volume No. 907, Page No. 113, dated 10.05.2023. having selling rights on which the development of 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 **31.12.2025**
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.

For The Crown Infraheight LLP

*[Signature]*

Designated Partner

**NOTARY PUBLIC  
JAIPUR (RAJ.)**

**13 MAY 2023**



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 The Crown Infraheight LLP  
*Tikam*  
Deponent  
Designated Partner

### Verification

I, **Tikam Singh** Aged 44, S/o Sh. Om Singh, R/o B-15, Anand Vihar, Near Petrol Pump, Sirsi Road, Jaipur (Raj.) (Aadhar No.-(XXXX XXXX 0248), Authorized Signatory of M/s **THE CROWN INFRAHEIGHT LLP.** (the promoter) 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 13.05.2023

Deponent

ATTESTED  
*13*  
NOTARY PUBLIC  
JAIPUR (RAJ.)  
13 MAY 2023

For The Crown Infraheight LLP  
*Tikam*  
Designated Partner