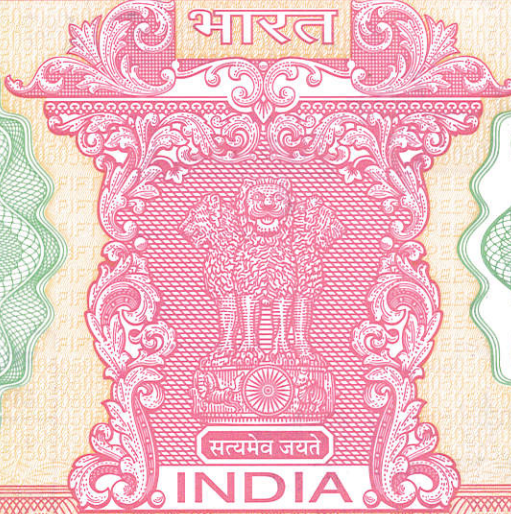


भारतीय गैर न्यायिक

पचास
रुपये
रु.50

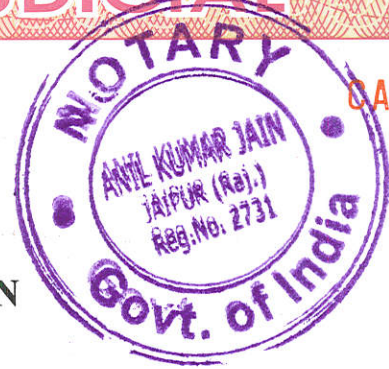


FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



FORM-B
[See rule 3(4)]
DECLARATION



I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan- 341519, duly authorized by M/s Balaji Infratech who is the promoter of the proposed project “ELESTO A” situated at Plot No. 03, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the details of encumbrances amounting Rs. 7,00,00,000/- from AU SMALL FINANCE BANK, JAIPUR including details of any rights, title, interest or name of any party in or over such land, along with details is attached.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 01.11.2027

For BALAJI INFRATECH

Sultan

Partner

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

03 JUN 2025

क्रमांक 1665 दिनांक 30/5/25
मुद्रांक का मूल्य 50/-
क्रेता का नाम Balaji Infuotech
पिता/पति का नाम
पता Paipuri
वास्ते

कमलेश त्रिवेदी स्टाम्प विक्रेता
ला.नं. 27/96 हाई कोर्ट परिसर
जयपुर M.9610210920



राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रयोजित स्तम्भिकार	
1. आधारभूत आवश्यकता पूर्तिवाली हस्त (धारा 3-क)-10% रुपये	5
2. गाय और लसकी नस्ल के संरक्षण को प्रोत्साहित करने (धारा 3-ख)-10% रुपये	10
कुल योग	15
हस्ताक्षर	

4. That seventy percent of the amounts realised by promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate 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 That the amounts from the separate account, to cover the cost of theproject, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant inpractice that the withdrawal is in proportion to the percentage of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 afterthe end of every financial year by a chartered accountant in practice, andshall produce a statement of accounts duly certified and signed by suchchartered accountant and it shall be verified during the audit that theamounts collected for a particular project have been utilised for theproject and the withdrawal has been in compliance with the proportion tothe percentage of completion of the project.

8. That promoter shall take all the pending approvals on time, from thecompetent authorities.

9. That promoter has furnished such other documents as have beenspecified 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 ofallotment of any apartment, plot or building, as the case may be, on any grounds.

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

For BALAJI INFRA TECH

Sultan Singh Kharra
Partner
(Deponent)

03 JUN 2025

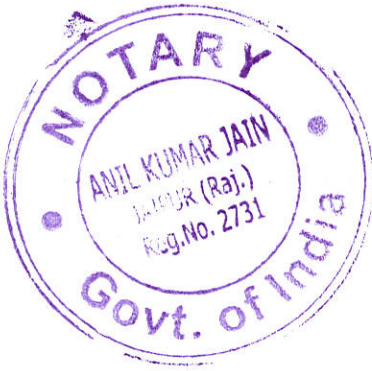
Verification

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan- 341519, duly authorized by M/s Balaji Infratech, 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.

For BALAJI INFRATECH

Sultan

Sultan Singh Kharra Partner
(Deponent)



ATTESTED

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

03 JUN 2025