



BV 582353



FORM 'B'

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Sandeep Sharma** Partner of M/s **Udai Gajraj Real Estate LLP** Promoter of the firm of the proposed project "**Swarn Bhoomi C-Block**".

I, **Sandeep Sharma** Son of Shri Tota Ram Sharma aged 42 years R/o 74-B, Phool Kunj, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan do hereby solemnly declare, undertake and state as under:-

Udai Gajraj Real Estate LLP

  
Designated Partner

**ATTESTED**  
20 AUG 2024  
NOTARY PUBLIC JAIPUR  
(RAJ) INDIA



12 AUG 2024

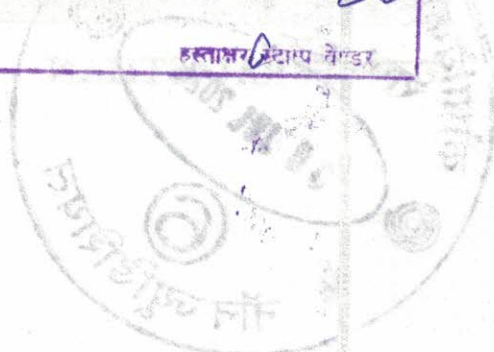
क्र.सं. 2401 दिनांक 260

नाम MS उदय जयराज लीमिटेड एलएलपी  
पिता का नाम

पता बाबत के. 9/8144

आशा टिकीवाल  
ला.नं. 36/96 स्टाम्प विक्रेता  
राजस्थान उच्च न्यायालय  
जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1 आधारभूत अयसरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	10
2. गाय और उसकी नस्ल के संग्रहण और संरक्षण हेतु (धारा 3-ख)-10% रुपये	20
कुल योग 30	
हस्ताक्षर स्टाम्प वेण्डर	







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1. That promoter, has a legal title to the land bearing Khasra No. 133, 134, 135, 146, 147, 773/136 & 775/145, Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan, on which the development of the project is proposed
2. That there is no encumbrance on the property.
3. That the time period within which the project shall be completed by promoter is 31.12.2024.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to tune, 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.

Udai Gajra Real Estate LLP

  
Designated Partner

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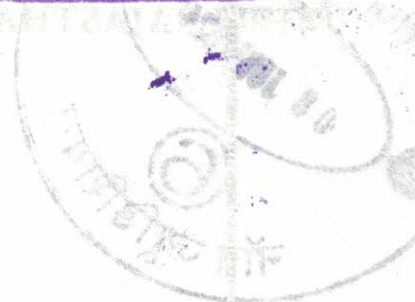
क्र.सं. 240/ दिनांक \_\_\_\_\_  
रकम 200

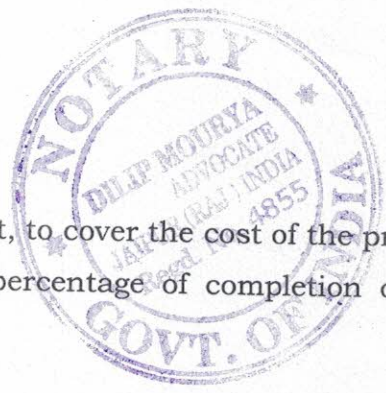
नाम OMG 36 प्र गणराज श्रीम. एड्डर LHP  
पिता का नाम \_\_\_\_\_

पता \_\_\_\_\_ बाबत क्रि.पे. - 2144

आशा टिक्कीवाल  
ला.नं. 36/96 स्टाम्प विक्रेता  
राजस्थान उच्च न्यायालय  
जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार	
1. आधारभूत अवसरयमा सुविधाओं हेतु (धारा 3-क)-10%रुपये	10
2. गाय और उसके मूल के संग्रहण और संवर्धन हेतु (धारा 3-ख)-10%रुपये	20
कुल योग 30	
हस्ताक्षर स्टाम्प वेण्डर	





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 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 utilized 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 prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Designated Partner  
Deponent

#### Verification

I, **Sandeep Sharma** Son of Shri Tota Ram Sharma aged 42 years R/o 74-B, Phool Kunj, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan 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 20/8/2024.

ATTESTED  
20 AUG 2024

NOTARY PUBLIC JAIPUR  
(RAJ) INDIA

Designated Partner  
Deponent