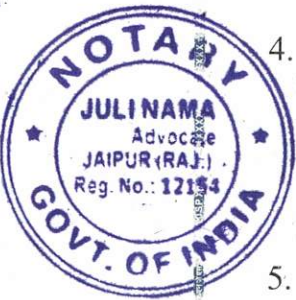


राजस्थान, **RAJASTHAN**, I, **KAMAL SETHIA** Son of Mr. Mool Chand Sethia aged about 67 years R/o 801, Western Heights, S-21, Shyam Nagar, Sodala, Jaipur, Rajasthan-302019 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. The land is owned by SKG B3B LLP who have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.
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 **30.12.2029**.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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

NOTARY PUBLIC
JAIPUR (INDIA)

For Empire Estate Realty

Partner

28 APR 2023

क्रमांक USS दिनांक 25-4-23

मुद्रांक का मुख्य 50

क्रेता का नाम सम्पादक एस्टेट रियाल्टी

पिता/पति का नाम

पता

वास्ते



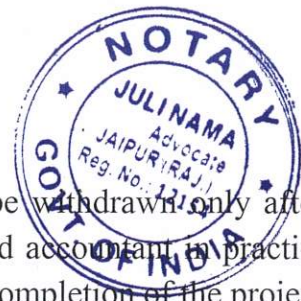
राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (आय 3-क)- 10% रुपय	5
2. गंध और चंदन की वस्तुओं के आयात हेतु (आय 3-ग)- 10% रुपय	16
	18
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JAI PUR (INDIA)

28 APR 2023



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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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 an

For Empire Estate Realty

Kamal Sethia
Partner

KAMAL SETHIA
Deponent



Verification

I, **KAMAL SETHIA** Son of Mr. Mool Chand Sethia aged about 67 years R/o 801, Western Heights, S-21, Shyam Nagar, Sodala, Jaipur, Rajasthan-302019 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.

For Empire Estate Realty

Kamal Sethia
Partner

KAMAL SETHIA
Deponent

ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

28 APR 2023