



सत्यमेव जयते

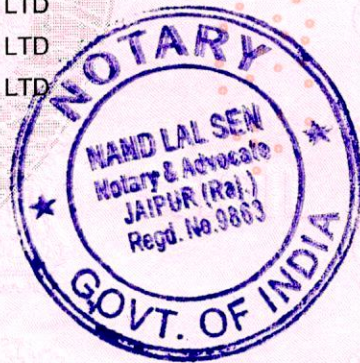
INDIA NON JUDICIAL

Government of Rajasthan

₹130

e-Stamp

Certificate No. : IN-RJ45778253034175W
Certificate Issued Date : 20-May-2024 05:06 PM
Account Reference : NONACC (SV)/ rj3255604/ CHITRAKOOT/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ325560477996846250898W
Purchased by : PARTH SARTHI BUILD ESTATE PVT LTD
Description of Document : Article 4 Affidavit
Property Description : PLOT NO. 2/4, SECOND FLOOR, GANDHI PATH, CHITRKOOT, VAISHALI NAGAR, JAIPUR
Consideration Price (Rs.) : 0
(Zero)
First Party : PARTH SARTHI BUILD ESTATE PVT LTD
Second Party : PARTH SARTHI BUILD ESTATE PVT LTD
Stamp Duty Paid By : PARTH SARTHI BUILD ESTATE PVT LTD
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)



For Parth Sarthi Build Estate (P) Ltd.

मेधा 12m
Director



ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.)

21 MAY 2024

IRID

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FORM-B
[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Megharam duly authorized by the promoter of the proposed project vide their authorization dated **20-05-2024**.

I, **Megharam S/o Birda Ram** aged about **59 years** R/o **112, Govind Nagar Vistar, Kalwar Road, Gokulpura, Jhotwara, Jaipur – 302012** duly authorized by the promoter **M/s Parth Sarthi Buildestate Private Limited** of the proposed project "**Parth Crown**" do hereby solemnly declare, undertake and state as under:

1. That 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 **31-01-2025** (Project Completion Date).
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.
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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That 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 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 ground

Deponent
For Parth Sarthi Buildestate Private Limited
For Parth Sarthi Build Estate (P) Ltd.

Megharam
(Authorized Signatory)

VERIFICATION

I, **Megharam S/o Birda Ram** aged about **59 years** R/o **112, Govind Nagar Vistar, Kalwar Road, Gokulpura, Jhotwara, Jaipur – 302012** 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.

Deponent
For Parth Sarthi Buildestate Private Limited

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.)

21 MAY 2024

For Parth Sarthi Build Estate (P) Ltd.
Megharam
(Authorized Signatory)