

INDIA NON JUDICIAL

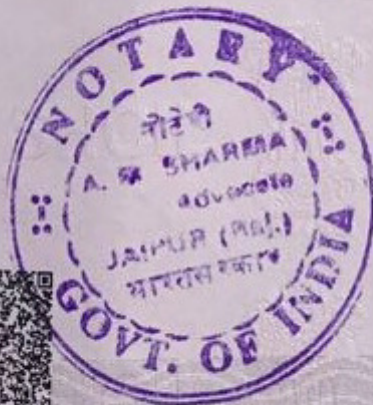
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सत्यमेव जयते

Certificate No.	: IN-RJ12859937987861P
Certificate Issued Date	: 21-Jul-2017 03:21 PM
Account Reference	: SHCIL (FI)/ rjshcil01/ BANI PARK/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJSHCIL0119352900350867P
Purchased by	: PLATINUM REAL MART LLP
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PLATINUM REAL MART LLP
Second Party	: NA
Stamp Duty Paid By	: PLATINUM REAL MART LLP
Stamp Duty Payable	: 100 (One Hundred only)
Surcharge for Infrastructure Development	: 10 (Ten only)
Surcharge for Propagation and Conservation of Cow	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 120 (One Hundred And Twenty only)



For Platinum Realmart LLP

Designated Partner

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UP 0002724622

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The issue of checking the legitimacy is on the users of the certificate.

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr./Ms. Rishi Mehta promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated : 12.12.2016

I, Rishi Mehta Son of Mr. Vijay Mehta aged 42 R/o C-15, Jamuna Nagar, Sodala, Ajmer Road, Jaipur, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

or

the land is owned by Platinum Realmart LLP who have/has 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. or

That details of encumbrances (Loan from PNBHFL for Rs. 20 Crores, Rs. 11 Crore Availed as on date) including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31.03.2019.

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 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

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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 any grounds.

For Platinum Realmart LLP

[Signature]
Dependent
Designated Partner

Verification

I Rishi Mehta Son of Mr. Vijay Mehta aged 42 R/o C-15, Jamuna Nagar, Sodala, Ajmer Road, Jaipur, 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 Platinum Realmart LLP

[Signature]
Dependent
Designated Partner

Verified by me at Jaipur on this 18th day of July-2017.



ATTESTED

[Signature]
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