

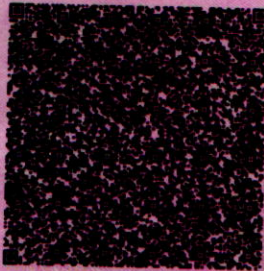
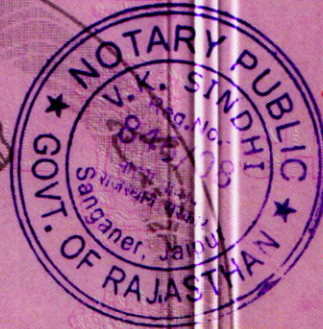


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ19579700465414P
Certificate Issued Date	: 12-Dec-2017 05:16 PM
Account Reference	: NONACC (SV)/ rj3015604/ MANSAROVAR/ RJ-JP
Unique Doc. Reference	: SUBIN-BJR.J301560431766705047860P
Purchased by	: PANACHE BUILDTECH
Description of Document	: Article 4 Affidavit
Property Description	: J.L.N. MARG JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PANACHE BUILDTECH
Second Party	: NA
Stamp Duty Paid By	: PANACHE BUILDTECH
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)
Stamp Duty Amount (Rs.)	: 120 (One Hundred And Twenty only)



ATTESTED

NOTARY

ANGANER DISTT.-JAIPUR

13 DEC 2017

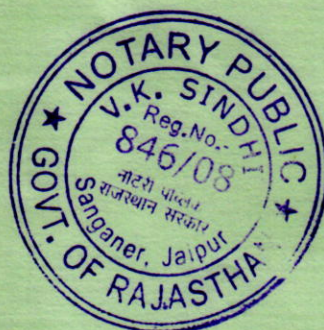
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Statutory Alert:

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 onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM-B
[see rule 3(4)]

DECLARATION



Affidavit cum Declaration of Mr./Ms. Rahul Bhandari promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization date 12/12/2017:

I, Rahul Bhandari Son of K.C. Bhandari aged 45 R/o 18 Golimar Garden Sahkar Marg, 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. Land is owned by Marudhar Kanwar 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.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 7 Years.
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.
1. 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 grounds.

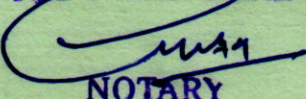
Deponent

Verification

I Rahul Bhandari Son of K.C. Bhandari aged 45 R/o 18 Golimar Garden Shakar Marg Jaipur, do hereby verify that the contents in para No. 1 to 9 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 12 day of December 2017.

ATTESTED


NOTARY

ANGANER DISTT.-JAIPUR

13 DEC 2017

Authorized Signatory

Deponent