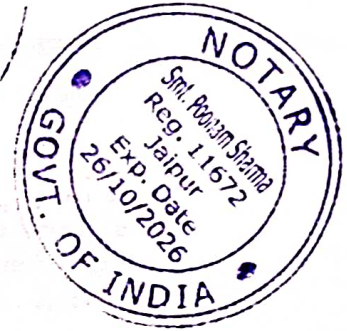
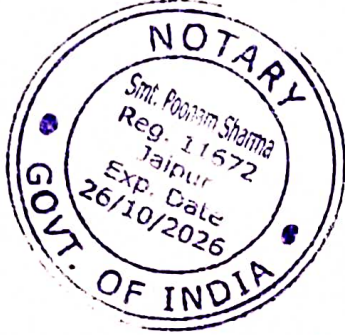




FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration

I Ashok Kumar Paraswal S/o Gopal Lal R/o Keriya, ward no. 12, Dansroli, Sikar, Rajasthan-332742, duly authorised by the promoter of **"SUNFLOWER REAL ESTATE"** regarding our project **"Shri Balaji Heights IV"** do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the Promoter has taken a Project Overdraft from Tata Capital Housing Finance Limited.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **31.12.2025**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Sunflower Real Estate
312 # 92024

Partner

ATTESTED

Pooam Sharma
NOTARY PUBLIC
GOVT. OF INDIA INDIA

24 AUG 2024

क्रमांक 03133 स्टाम्प विक्रेता दिनांक

24 AUG 2019

स्टाम्प का मूल्य 100/-

केता का नाम : SUNFLOWER REAL ESTATE

THRU PARTNERS 1. ASHOK KUMAR PARSWAL
AND 2. RAJENDRA PARSWAL, ADDRESS P.NO. 82,
GOVIND NAGAR VISTAR, GOKULPURA, KALWAR
ROAD, JAIPUR

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

- | |
|--|
| 1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3-क)- 10% रुपये 10/- |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-ख)- 20% रुपये 20/- |
| कुल योग 30/- |

स्टाम्प खरीदने का उद्देश्य

शपथ-पत्र

श्री १०२ लाक
श.क. लाल कुमवत
स्टाम्प विक्रेता ला.न. 13/2019
गोविन्दपुरा, झोटवाड़ा ज.ज.प.र

24 AUG 2019

स्टाम्प प्राप्तकर्ता हस्ताक्षर

Sunflower Real Estate

Partner

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 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 grounds.

For SUNFLOWER REAL ESTATE

Sunflower Real Estate
312 11 92 421R

Partner
Deponent

Verification

I Ashok Kumar Paraswal S/o Gopal Lal R/o Keriya, ward no. 12, Dansroli, Sikar, Rajasthan-332742, 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.

Verified by me at Jaipur on this 18th day of July, 2024.

For SUNFLOWER REAL ESTATE

Sunflower Real Estate
312 11 92 421R

Partner
Deponent

ATTESTED

[Signature]
NOTARY PUBLIC
GOVT. OF INDIA, INDIA

24 AUG 2024