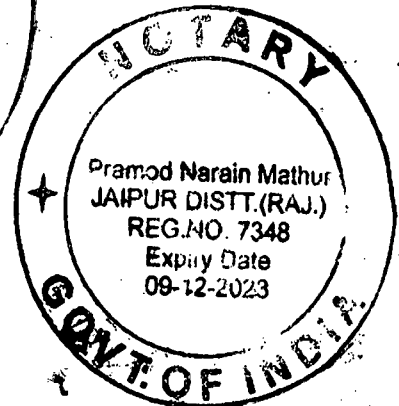




FORM-B
[see rule 3(4)]
DECLARATION



Affidavit cum Declaration of Mr. Sanjay Gupta duly authorized by the promoter of the proposed project vide its/his/their authorization dated 03.10.2022:

I, Sanjay Gupta S/o Shri Nand Kishore Gupta aged 42 years R/o 9, Barwara House, Civil Lines, Jaipur, Rajasthan, 302004, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by M/s. Pearl Premises LLP, who 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 31.12.2026.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

ATTESTED

For NKG Buildcon Private Limited

08 NOV 2022

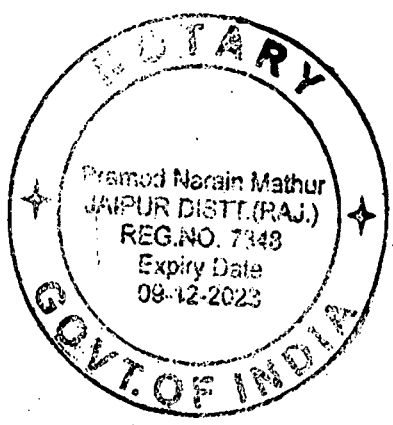
NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)

Director

क्र. 9078 दिनांक 24/11/22
मुद्रांक का रूप 5 कागज 1/2
क्रेता का नाम H/O. MUKUND
पिता/पति का नाम
निवास स्थान
क्रेता के हस्ताक्षर :-

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10% रुपये	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ड)/प्राकृतिक आगदाओं एवं मानव निमित्त आपदाओं के निवारण हेतु-20% रुपये	
स्टाम्प टैण्डर	

श्री राजकुमार, सैनी
ला. नं. 58/97 (स्टाम्प विक्रेता)
नगर निगम (मुख्यालय) के पास
टोंक रोड, जयपुर (राज.)



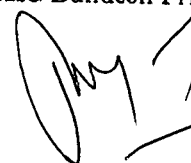
SSC 10th & 12th

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 NKG Buildcon Private Limited


Deponent

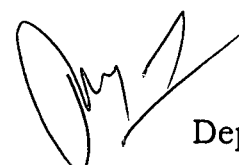
ATTESTED 10 8 NOV 2022
NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)

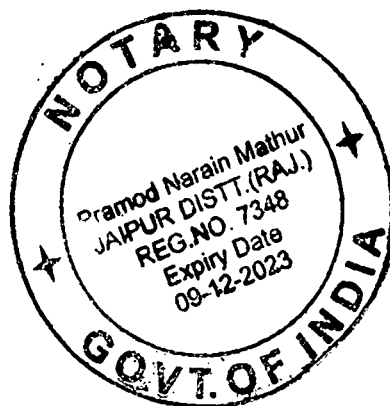
Verification

I, Sanjay Gupta S/o Shri Nand Kishore Gupta aged 42 years R/o 9, Barwara House, Civil Lines, Jaipur, Rajasthan, 302004, 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 ___ day of _____ 2022.

For NKG Buildcon Private Limited


Director
Deponent



ATTESTED 10 8 NOV 2022
NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)