

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

Affidavit cum Declaration of Mr. BAJRANG LAL, authorized signatory, duly authorized vide authorization letter dated 25-11-2022, of the proposed project "SHRI BALAJI HEIGHTS I" under promoter M/s SHRI BALAJI DEVELOPERS

I, Bajrang Lal son of Sh. Chhitarmal aged 29 years R/o P.No. 8, Dhani Paraswal, Dantaramgarh, Prempura, Sikar - 332742, authorised signatory of the proposed project "SHRI BALAJI HEIGHTS I" under M/s Shri Balaji Developers, do hereby solemnly declare, undertake and state as under:

1. That M/s SHRI BALAJI DEVELOPERS (Promoter) has a legal title to the land bearing Plot No. 115, 116, 117 AND 118, In Scheme - SUNDER VIHAR, Badanpura, Gokulpura, Jaipur, Rajasthan - 302012 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 31.10.2025
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized 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.

M/S SHRI BALAJI DEVELOPERS

ATTESTED

NOTARY PUBLIC
BHANWAR SINGH

Deponent
PARTNER

14 DEC 2022

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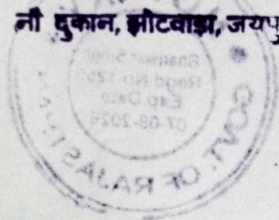
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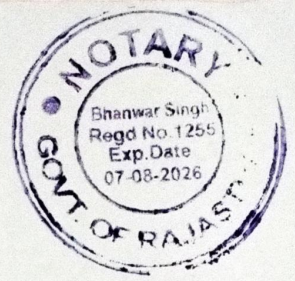
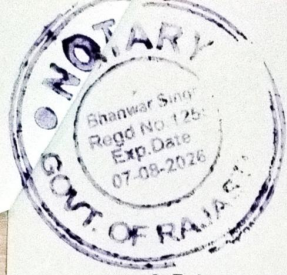
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स्टाम्प विहीता नं. न. 16/2022

नी दुकान, झीटवाड़ा, जयपुर



राजस्थान स्टाम्प अधिनियम 1998 के
अन्तर्गत स्टाम्प राशि पर प्रसारित अधिभार
1 आन्वयभूत असन्धमा सुविधाओं हेतु
(धारा 3-क) 10% रूपये. 3.00
2 गाय और उसकी रक्त गा सक्कन हेतु
(धारा 3-ख) 0% रूपये. 1.00
कुल योग. 3.00



Verification

I, Bajrang Lal son of Sh. Chhitarmal aged 29 years R/o P.No. 8, Dhani Paraswal, Dantaramgarh, Prempura, Sikar - 332742, authorised signatory of the proposed project "SHRI BALAJI HEIGHTS I" under M/s Shri Balaji Developers, 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. I will be solely responsible for it and will indemnify as per law. Verified by me at Jaipur on this 01st December, 2022.

M/S SHRI BALAJI DEVELOPERS

B. Chhitarmal
PARTNER
Deponent

ATTESTED
[Signature]
NOTARY PUBLIC
BHANWAR SINGH

14 DEC 2022