



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0066259981



Payment Date: 05/09/2022 14:19:06

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (SECTT.)

Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00

Commission(-): 0.00

Total/NetAmount: 65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: RUHEEN DEVELOPERS AND PROPERTIES LLP	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302017)
Address:Plot No D73, South Central, Kusum Vihar,Ramnagariya Road, Jagatpura,Jaipur	Remarks:RERA Affidavit/ Declaration

Payment Details:

Bank:	Bank Of Baroda	Challan No. -	0
Date:	05/09/2022 14:19:06	Bank CIN No:	BARB6625998105092022
		Reference No:	1301224765

Computer generated copy on : 05/09/2022

Courtesy : <https://Egras.rajasthan.gov.in>

Identified by

For Ruheen Developers & Properties LLP

L. Diwas
Partner

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ) INDIA

06 SEP. 2022



FORM-B
[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Phalender Diwan Authorized Signatory of the proposed project / duly authorized as the promoter of the proposed project vide their authorization dated 01.09.2022:

I, **Phalender Diwan**, Son of Shri Suresh Kumar aged 41 years R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 authorized signatory of the proposed project / 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 Mr. Sandeep Kumar Bhalla, Mrs. Sweena Bhalla, Mr. Shivam Bhalla and Mr. Satyam Bhalla who has legal title to the land on which the development of the proposed project is to be carried out. The Developer Agreement between Land Owners and Promoter M/s Ruheen Developers and Properties LLP was registered on 27.03.2022 for the development of the Proposed Project on the said land.
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 up to 31st December, 2023.
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 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 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 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.

Identified by

Verification

For Ruheen Developers & Properties LLP
[Signature]
Deponent Partner

I Phalender Diwan Son of Shri Suresh Kumar aged 41 years R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 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 there from.

Verified by me at Jaipur on this 06th day of September, 2022.

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA
06 SEP 2022

For Ruheen Developers & Properties LLP
[Signature]
Deponent Partner