

# भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

भारत

FIFTY  
RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

FORM-B

[See rule 3(4)]

DECLARATION

राजस्थान RAJASTHAN



CA 879375

Affidavit cum Declaration of Mr. Abhimanyu Singh promoter of the proposed project "CITY HOME RESIDENCY" situated at Khasra No. at Plot No. C-12 & C-13, At Scheme-Maa Karni Nagar-C, Jaipur, State Rajasthan duly authorized by the promoter of the proposed project vide its/his/their authorization dated .....

I, Abhimanyu Singh Son of Sh. Arjun Singh aged 31 Years R/o 120, Central School Scheme, Air Force Road, Jodhpur Rajasthan-342011. Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The land is owned by M/s Jaipal Jeph, Mrs Neha Jaipal Jeph Realty who have 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 .30-04-2028.
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.

NOTARY  
Jaipur District  
Rajasthan

JAIPUR INFRATECH PVT. LTD.  
Auth. Signatory

21 MAY 2025

12 MAY 2025

क्रम सं 1830 दिनांक  
मुद्रांक का मुल्यांकन 59  
क्रेता का नाम  
पिता का नाम  
निवास स्थान  
मुद्रांक खरीदने संबंधित कार्य का मुल्यांकन

निकुंज अप्रवाल  
लाईसेन्स नं. 38/2022  
जी-5, प्रेस्टीट अपार्टमेंट  
सहदेव मार्ग सी-स्कीम

12 MAY 2025

|                                                                                                                       |    |
|-----------------------------------------------------------------------------------------------------------------------|----|
| राजस्थान स्टांप्स अधिनियम 1998 के अन्तर्गत<br>स्टाम्प सशि अभिलेखि अधिकार                                              |    |
| 1. जापानगुप्त कर्मचारी सुविधाओं हेतु<br>(धारा 3-क) - 10% रूपय                                                         | 5  |
| याग एवं पंजीयन के संदाय और संवर्धन हेतु<br>(धारा 2-क) एवं अन्य आवश्यक एवं मान्य निर्मित<br>अपदाओं के निमित्त 20% रूपय | 10 |
| कुल योग<br>रुपय 15                                                                                                    |    |
| हस्ताक्षर स्टांप्स वैण्डर                                                                                             |    |

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.

JAI INFRATECH PVT. LTD.

Deponent  
Auth. Signatory

### Verification

I, Abhimanyu Singh Son of Sh. Arjun Singh aged 31 Years R/o 120, Central School Scheme, Air Force Road, Jodhpur Rajasthan-342011. 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.

ATTESTED

JAI INFRATECH PVT. LTD.

Deponent  
Auth. Signatory

NOTARY  
Jaipur District  
Rajasthan

21 MAY 2025