



सत्यमेव जयते



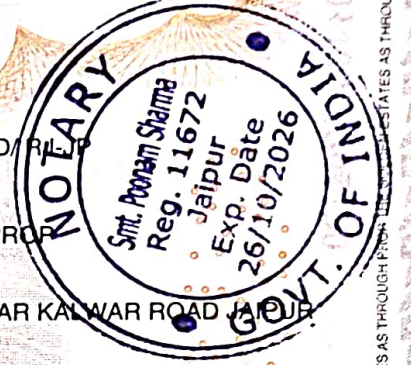
IN-RJ04205216912434X

INDIA NON JUDICIAL

Government of Rajasthan

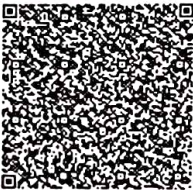
e-Stamp

Certificate No. : IN-RJ04205216912434X
 Certificate Issued Date : 25-Apr-2025 01:57 PM
 Account Reference : NONACC (SV)/ rj3362804/ KALWAR ROAD/ JAIPUR
 Unique Doc. Reference : SUBIN-RJRJ336280491710504364848X
 Purchased by : THE GOLDEN ESTATES AS THROUGH PROP
 Description of Document : Article 4 Affidavit
 Property Description : PLOT NO 159,160 AND 161 SUNDER VIHAR KALWAR ROAD JAIPUR
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : THE GOLDEN ESTATES AS THROUGH PROP
 Second Party : THE GOLDEN ESTATES AS THROUGH PROP
 Stamp Duty Paid By : THE GOLDEN ESTATES AS THROUGH PROP
 Stamp Duty Payable (Rs.) : 100
 (One Hundred only)
 Surcharge for Infrastructure Development (Rs.) : 10
 (Ten only)
 Surcharge for Propagation and Conservation of Cow (Rs.) : 10
 (Ten only)
 Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
 (Ten only)
 Stamp Duty Amount(Rs.) : 130
 (One Hundred And Thirty only)



THE GOLDEN ESTATES

Proprietor



ATTESTED

26 APR 2025

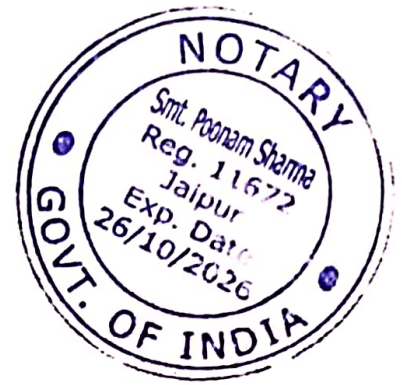
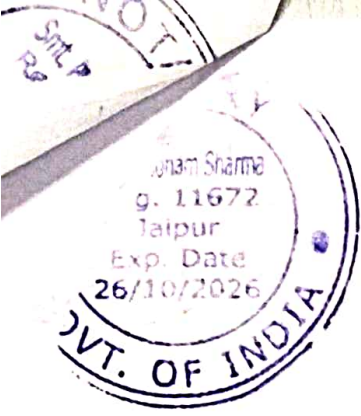
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

IN-RJ04205216912434X

PF 0001162658

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



FORM-B

[see rule 3(4)]

**DECLARATION
ON**

Affidavit cum Declaration

I Karm Singh Gadwal S/o Kailash Chand Gadwal, aged 29 years R/o Flat No. T-1, Third Flr., P. No. 93, Sudha Enclave, Vill- Manpura, Devri, Golyawas, Jaipur, Rajasthan-302020, the proprietor of **"THE GOLDEN ESTATES"** promoter of the proposed project **"TANISHQ EMPIRE"** 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 Home Equity Loan of Rs. 11,51,25,000/- from IIFL Home 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 **31.12.2026**.
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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.

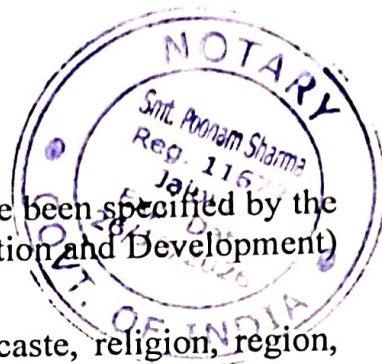
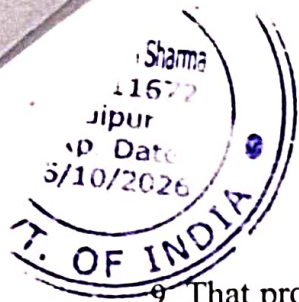
ATTESTED

Poonam Sharma
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

THE GOLDEN ESTATES

26 APR 2025

Karm Singh
Proprietor



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 THE GOLDEN ESTATES
THE GOLDEN ESTATES

129m5m74
Proprietor

Deponent

Verification

I Karm Singh Gadwal S/o Kailash Chand Gadwal, aged 29 years R/o Flat No. T-1, Third Flr., P. No. 93, Sudha Enclave, Vill- Manpura, Devri, Golyawas, Jaipur, Rajasthan-302020, 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 24th day of April, 2025.

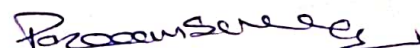
For THE GOLDEN ESTATES

THE GOLDEN ESTATES

129m5m74
Proprietor

Deponent

ATTESTED


NOTARY PUBLIC
GOVT OF INDIA JAIPUR

26 APR 2025