

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

26 MAR 2025

नॉन जूडिशियल

FORM-B

[See rule 3(4)]

DECLARATION



CA 957581

I, Sandeep Sharma Son of Mr. Tota Ram Sharma aged about 43 years R/o 74-B, Phool Kunj, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan-302006 duly authorized by Udai Gajraj Real Estate LLP, who is the promoter of the proposed project "UDAY GAJRAJ GONER" situated at Khasra No. 2455, 2456, 2457, 2464, 2466, 2465/3689, 3990/2431, 3993/2432, 3998/2429, 3996/2422 Village- Goner, Tehsil- Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That Udai Gajraj Real Estate LLP, Anish Agarwal, Arjun Lal Sharma and Madan Lal Sharma are the joint owners of the land 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... 08.10.2026
4. That seventy percent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate

ATTESTED
GANESH KATARIYA
NOTARY (GOVT. OF INDIA)
JAIPUR (RAJ.) INDIA

12 1 APR 2025

संख्या ०५५३ दिनांक 18 APR 2025

मुद्रांक का मूल्य 50

क्रेता का नाम 359 गज 25 कि 2 म 25

पिता/पति का नाम 27 2 25

निवास स्थान 27 2 25

मुद्रांक खरीदने वाले का नाम 27 2 25

कार्य का विवरण 27 2 25

चन्द्र प्रकाश अरोड़ा
नया विवेक नं. 34/10-11
D-340, मालवीय नगर जयपुर

राजस्थान सरकार अधिनियम 1998 के तहत स्वीकृत	
संविदात प्रमाण पत्र	
1. आवासीय भवन (प्लॉट नं. 359 गज 25 कि 2 म 25)	रूपये 5
2. गार्डन (प्लॉट नं. 359 गज 25 कि 2 म 25)	रूपये 60
3. अन्य भवन (प्लॉट नं. 359 गज 25 कि 2 म 25)	रूपये 5
कुल मूल्य	रूपये 65

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.

ATTESTED
[Signature]
GANESH KATARIYA
NOTARY (GOVT. OF INDIA)
JAIPUR (RAJ.) INDIA

21 APR 2025

[Signature]
SANDEEP SHARMA
(Deponent)

VERIFICATION



I, Sandeep Sharma Son of Mr. Tota Ram Sharma aged about 43 years D/o 74-B, Phool Kunj, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan-302006 duly authorized by Udai Gajraj Real Estate LLP, 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.


SANDEEP SHARMA
(Deponent)

ATTESTED

GANESH KATARIYA
NOTARY (GOVT. OF INDIA)
JAIPUR (RAJ.) INDIA

21 APR 2025