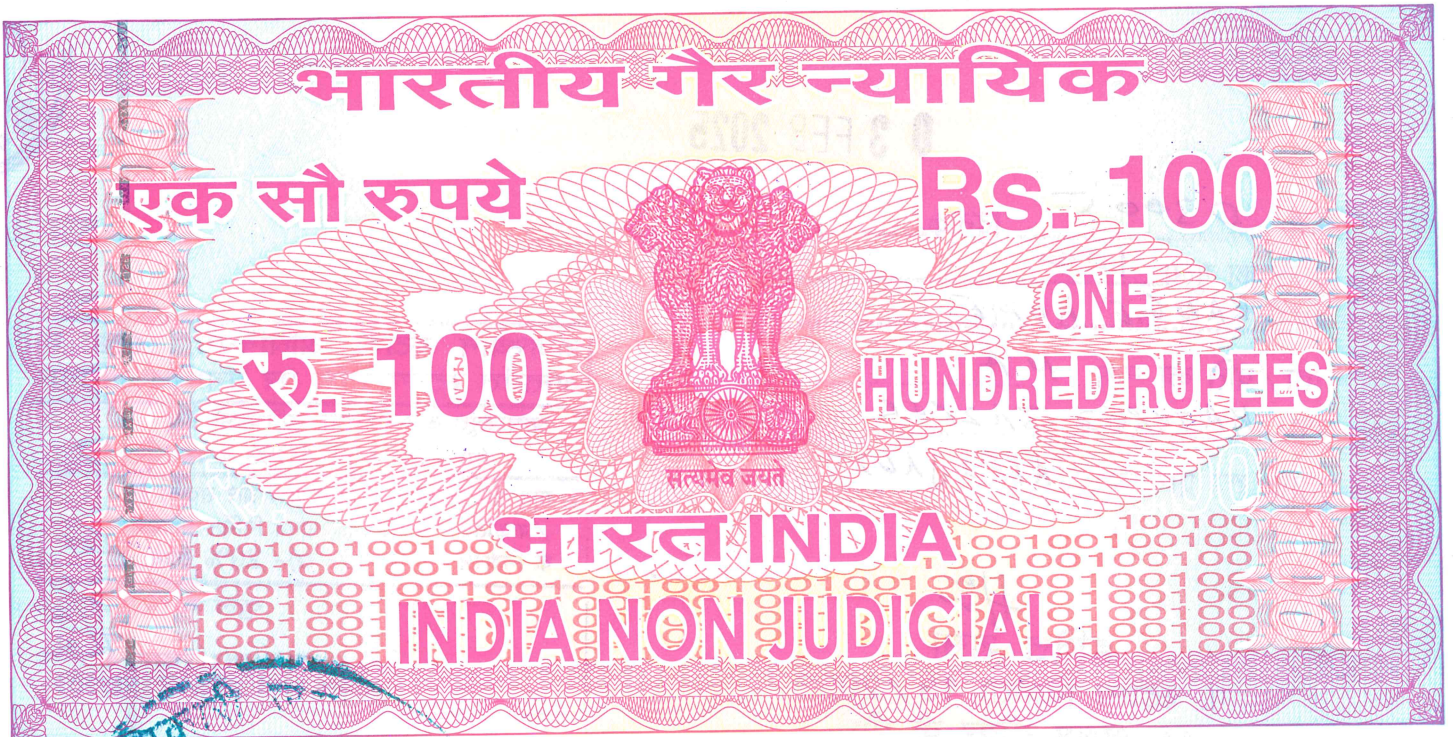




राजस्थान RAJASTHAN

BX 654113

FORM-B

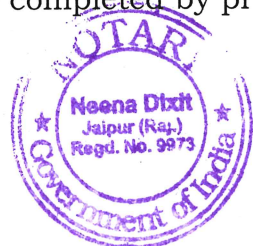
[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Raj Kumar Agarwal duly authorized by the partners of the proposed project vide its/his/their authorization:

I, Raj Kumar Agarwal Son of Shree Manohar Lal Agarwal aged 45 Years R/o 298, Ajmer Road, Opp. Hathroi School, GPO Jaipur Rajasthan 302001 duly authorized by the partners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Mr. Vijay Kumar Mehta, and Mr. Arun Kumar Mehta 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 31.12.2026.



ATTESTED

**NOTARY PUBLIC
JAIPUR (RAJ)**

For ORANGE HOME

Partner

04 FEB 2025

03 FEB 2025

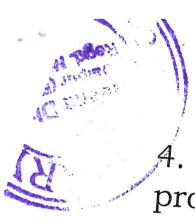


03005 दिनांक
मुद्रांक का मूल्य 100
नाम ORANGE HOME
पिता/पति का नाम NA
पता HA74R02 3A21UR
मुद्रांक का प्रायोगिक AFF2J1U27

H
हर्षित शर्मा
ना. स्टाम्प विक्रेता 13/2022
14 सप्ताह टॉवर के पीछे
नया जेड नयापुरा

राजस्थान स्टाम्प अधिनियम, 1998 व
अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभा
1 आधारभूत आवास योजना सुविधाओं हेतु
(धारा 3-क)- 10% रुपये 10
2 गाय और चरवाहे मरने के संरक्षण और संवर्धन हेतु
/ प्राकृतिक आवासों में पुनर्वास निर्मित आपदाओं
के निवारण हेतु (धारा 3-ख)- 20% रुपये 20
कुल योग 300
H
हस्ताक्षर स्टाम्प विक्रेता
हर्षित शर्मा ला0 नं. 13/2022





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.

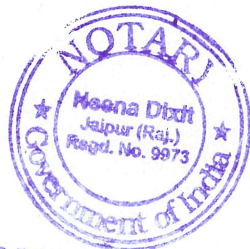
For ORANGE HOME

Deponent
Partner

Verification

I, Raj Kumar Agarwal Son of Shree Manohar Lal Agarwal aged 45 Years R/o 298, Ajmer Road, Opp. Hathroi School, GPO Jaipur Rajasthan 302001 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 03 day of February 2025.



ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.)

10 4 FEB 2025

For ORANGE HOME

Deponent
Partner