



सत्यमेव जयते

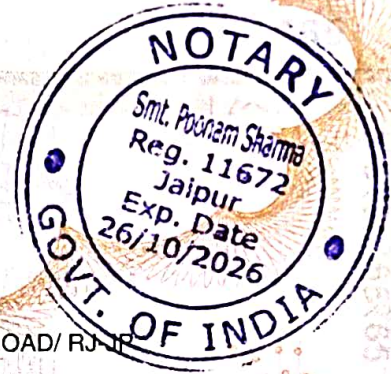


IN-RJ12574700233853X

INDIA NON JUDICIAL

Government of Rajasthan

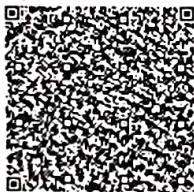
e-Stamp



**Certificate No.** : IN-RJ12574700233853X  
**Certificate Issued Date** : 17-Jun-2025 11:20 AM  
**Account Reference** : NONACC (SV)/ rj3362804/ KALWAR ROAD/ RJ-1P  
**Unique Doc. Reference** : SUBIN-RJRJ336280407953903673614X  
**Purchased by** : KDMS DEVELOPERS LLP  
**Description of Document** : Article 4 Affidavit  
**Property Description** : PLOT NO A-8-B, VINAYAK VIHAR-A, GOKULPURA, KALWAR ROAD, JAIPUR  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : KDMS DEVELOPERS LLP  
**Second Party** : KDMS DEVELOPERS LLP  
**Stamp Duty Paid By** : KDMS DEVELOPERS LLP  
**Stamp Duty Payable (Rs.)** : 50  
 (Fifty only)  
**Surcharge for Infrastructure Development (Rs.)** : 5  
 (Five only)  
**Surcharge for Propagation and Conservation of Cow (Rs.)** : 5  
 (Five only)  
**Surcharge for Relief from Natural and Man-made Calamities (Rs.)** : 5  
 (Five only)  
**Stamp Duty Amount(Rs.)** : 65  
 (Sixty Five only)

ATTESTED

*Poojam Sharma*  
 NOTARY PUBLIC  
 GOVT OF INDIA JAIPUR



17 JUN 2025

or KDMS DEVELOPERS LLP

*Hummer*  
 PARTNER

PF 0001162887

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shresthanip.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.

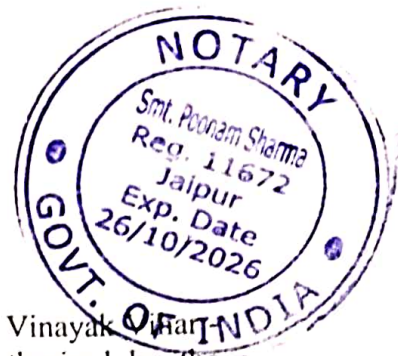




**FORM-B**

[see rule 3(4)]

**DECLARATION  
Affidavit cum Declaration**



I Dhanna ram Jakhar S/o Narayan Ram Jakhar aged 62 years R/o A-8-B, Vinayak A, Kalwar Road, Gokulpura, Jhotwara, Jaipur, Rajasthan-302012 duly authorised by the promoter of the proposed project "KDMS SKYWALK" 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 project 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 **31.05.2030**
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.
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 KDMS DEVELOPERS LLP**

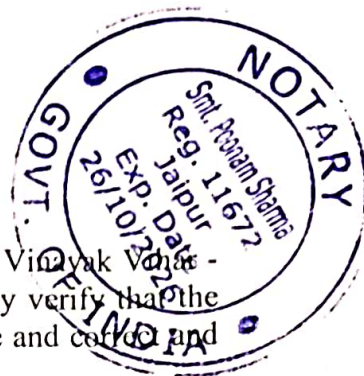
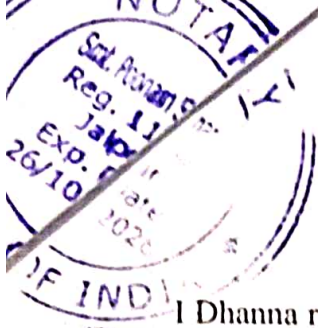
For KDMS DEVELOPERS LLP

*[Signature]*  
PARTNER  
Deponent

**ATTESTED**

*[Signature]*  
NOTARY PUBLIC  
GOVT OF INDIA JAIPUR

**17 JUN 2025**



### Verification

I Dhanna ram Jakhar S/o Narayan Ram Jakhar aged 62 years R/o A-8-B, Vinayak Vihar - A, Kalwar Road, Gokulpura, Jhotwara, Jaipur, Rajasthan-302012, 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 16<sup>th</sup> day of June, 2025.

**For KDMS DEVELOPERS LLP**

For KDMS DEVELOPERS LLP

*Summar*  
PARTNER  
Deponent

**ATTESTED**

*Pooja Sharma*  
NOTARY PUBLIC  
GOVT OF INDIA JAIPUR

**17 JUN 2025**