



FORM 'B'
[See rule 3(4)]
DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Saurabh Chopra, duly authorized by the Promoter of the proposed project vide its authorization dated 11.02.2025

I, Saurabh Chopra Son of Late Mr. N.L. Chopra, aged 39 years, Office at Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur, duly authorized by M/s. Shubhashish Homes Developer Pvt. Ltd., promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That the land is owned by M/s. Shubhashish Homes Realty Jagatpura LLP, who has 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 project land situated at Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan 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 01.03.2032.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 amount 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.

Deponent
Shubhashish Homes Developer Pvt. Ltd.

Authorised Signatory

Verification

I, Saurabh Chopra, above deponent, 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 there from.

Verified by me at Jaipur on this 28th day of February 2025

NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

28 FEB 2025

Deponent
Shubhashish Homes Developer Pvt. Ltd.

Authorised Signatory

नाम मुद्रांक विक्रेता-श्रीमती मोनिका शर्मा

अनुज्ञा पत्र संख्या- 33/2020

रजिस्टर क्रम संख्या 01606 दिनांक: 14/02/20 मुद्रांक वेल्यू 50/- व क्रम संख्या A0000883

मुद्रांक क्रेता का नाम Shubhashish Home Deve- Pvt. Ltd. पिता/पति का नाम N/A

पता 3rd Floor, Shubhashish Corporate Tower, 12-13, Lathore Nagar, Faridkot

प्रयोजन: Affidavit

(हस्ते क्रय की दशा में हस्ते का नाम व पता): Lakhmi Narayan

क्रेता/हस्ते के हस्ताक्षर: Laxi मुद्रांक विक्रेता के हस्ताक्षर: M

राजस्थान स्टाम्प अधिनियम, 1999 के अन्तर्गत
स्टॉम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क)-10% रूपये	5/-रूपये
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रूपये	10/-रूपये
कुल राशि	15/-रूपये

हस्ताक्षर स्टीम्प वेण्डर
श्रीमती मोनिका शर्मा 33/2020