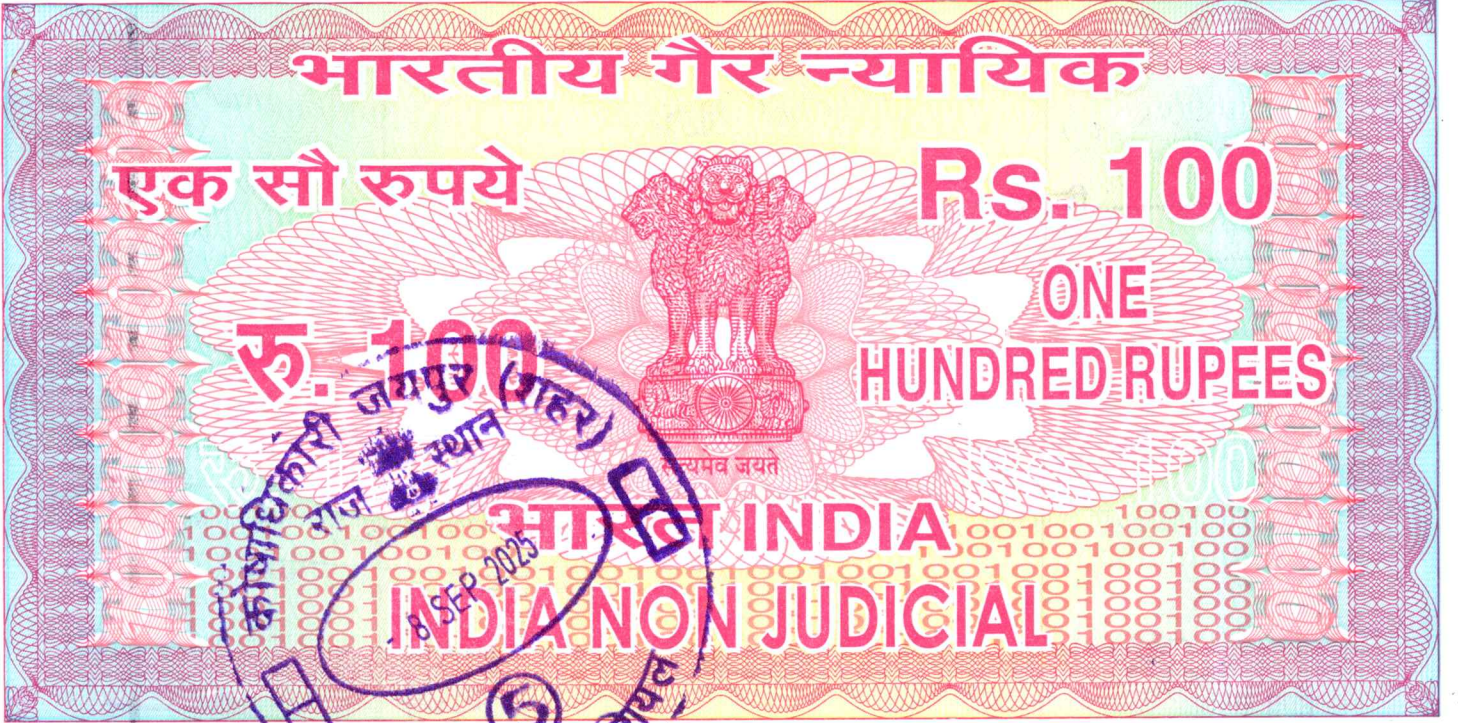




राजस्थान RAJASTHAN

CB 400817

FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration by Madan Mohan Sharma, Partner/Authorized Signatory of M J Developers duly authorized by Promoter - M J Developers for the proposed project- "Urban Vatika".

I, Madan Mohan Sharma, Partner/Authorized Signatory of M J Developers having principal place of business — Plot No. 266, Scheme Vardhaman Nagar-B, Badarwas, Ajmer Road, Jaipur-302006, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That Promoter – "**M J Developers**" has a legal title to 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 "**Urban Vatika**" 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 allottee, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



ATTESTED
Notary (Govt. of India)
JAIPUR (Raj.)

For M J DEVELOPERS

PARTNER

12 2 SEP 2025

22 SEP 2025

11709

22 SEP 2025

कमाक.....दिनांक.....

रुपये.....

नाम.....

पिता का नाम.....

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सोना समतानी (लाइसेन्स नं. 37/2020)

115/145, अग्रवाल फार्म

मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प	
राशि पर प्रभाविता अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु, (धारा 3-क)-10 प्रतिशत	रुपये 10/-
2. गांव और उसकी मर्रा के संरक्षण और विकास हेतु (धारा 2-3)/प्राथमिक अपवर्गों पर मानद निर्मित अपवर्गों के निर्धारण हेतु 10 प्रतिशत	रुपये 20/-
.....	रुपये 30/-

For M. J. DEVELOPERS

PARTNER

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 shop, as the case may be, on any grounds.

For M J DEVELOPERS

Madan Mohan Sharma
PARTNER

Deponent

Verification

I, Madan Mohan Sharma, Partner/Authorized Signatory of M J Developers having principal place of business – Plot No. 266, Scheme Vardhaman Nagar-B, Badarwas, Ajmer Road, Jaipur-302006, (Rajasthan), do hereby verify that the contents in para no. 1 to 10 of my above affidavits are true and correct and nothing material has been concealed by me there from.

For M J DEVELOPERS

Madan Mohan Sharma
PARTNER

Deponent



22 SEP 2025

For M J DEVELOPERS

PARTNER

For M J DEVELOPERS

PARTNER

