

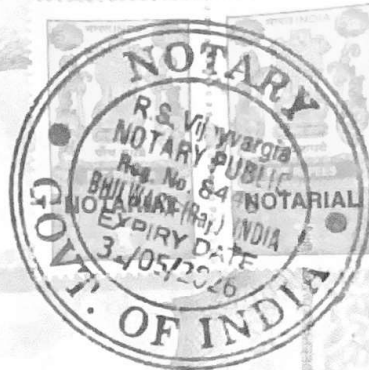


सत्यमेव जयते

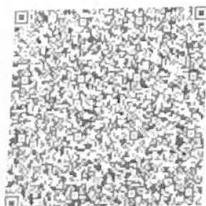
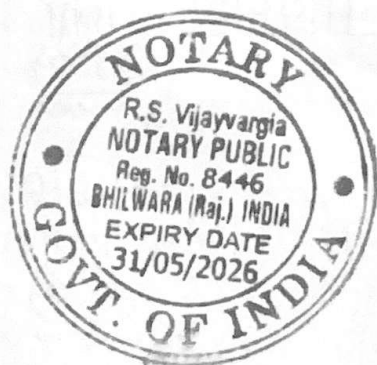
INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ48543947140216W
Certificate Issued Date : 07-Jun-2024 01:46 PM
Account Reference : NONACC (SV)/ rj3198904/ BHILWARA/ RJ-BW
Unique Doc. Reference : SUBIN-RJRJ319890483427754606059W
Purchased by : DEEPAK KUMAR MANSINGHKA SO SHANKAR LAL MANSINGHKA
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : DEEPAK KUMAR MANSINGHKA SO SHANKAR LAL MANSINGHKA
Second Party : THE REAL ESTATE REGULATORY AUTHORITY JAIPUR
Stamp Duty Paid By : DEEPAK KUMAR MANSINGHKA SO SHANKAR LAL MANSINGHKA
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)



SIGNATURE ATTESTED

R.S. VIJAYVARGIA
Notary Public BHILWARA (Raj.)

QE 0009585261

Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at www.e-stamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.



FORM-B

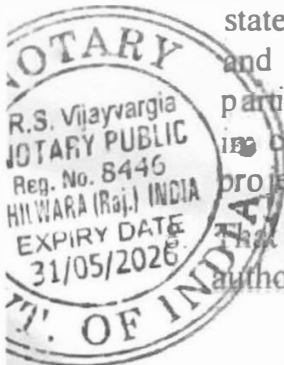
[See rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Deepak Kumar Mansinghka promoter of the proposed project "MCM AVENUE" situated at Khasra No.-2417/126, 127, 128, 199, 363, 2420/362 At Revenue Village Arjiya Teh. & Dist. Bhilwara State-Rajasthan. promoter of the proposed project "AYODHYA ENCLAVE":

I, Deepak Kumar Mansinghka S/o. Shankar Lal Mansinghka aged 65 Years R/o Pusa Niwas, Kashipuri, Bhilwara, Rajasthan -311001. Promoter of the proposed project 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 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 the promoter is 19.12.2026
 4. That seventy percent 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.
- That promoter shall take all the pending approvals on time, from the competent authorities.



SIGNATURE ATTESTED

R.S. VIJAYVARGIA
Notary Public BHILWARA (Raj.)

20/08/2024



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

Verification

I, Deepak Kumar Mansinghka S/o. Shankar Lal Mansinghka aged 65 Years R/o Pusa Niwas, Kashipuri, Bhilwara, Rajasthan -311001. 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.


Deponent

Date: 20/08/2024
Deponent Sworn and Signature before
me and Admitted contents to be
True Hence Attested by


R.S. VIJAYVARGIA
Notary Public BHILWARA (Raj.)

