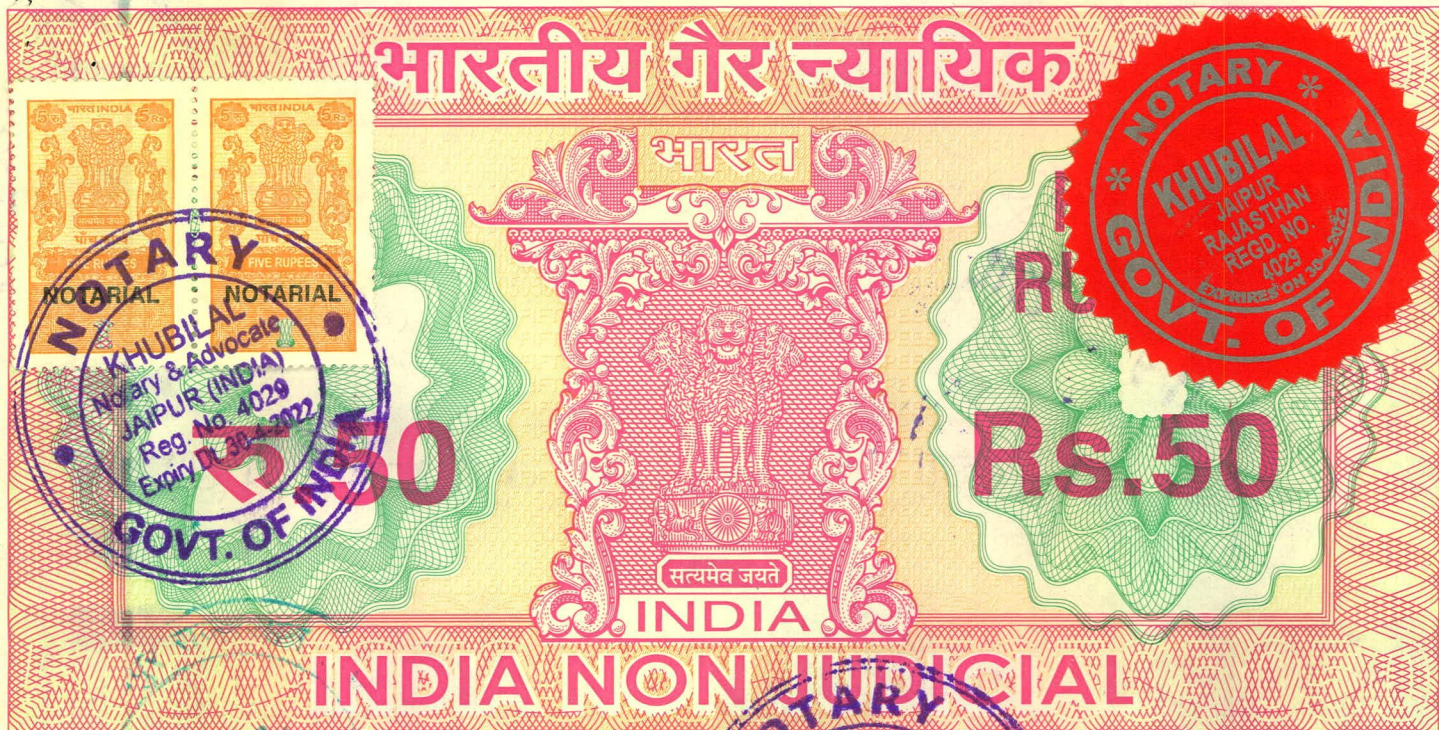
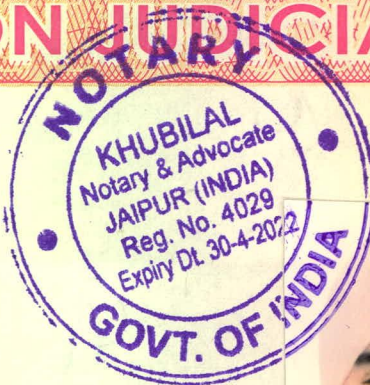




राजस्थान RAJASTHAN

P 788432



FORM-B

[see rule 3(4)]

DECLARATION



Affidavit cum Declaration of Mr. Abhishek Pal Singh, as Whole-time Director of Mantra Lifestyle Homes Pvt. Ltd. (CIN: U70101RJ2011PTC037342) promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its authorization dated 14th July, 2017:

I, Abhishek Pal Singh (DIN: 01310647) son of Shri Ajay Pal Singh, aged 42 years, resident of B-68, Yash Path, Tilak Nagar, Jaipur - 302004 Rajasthan, India duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Hira Real Estate and Properties Pvt. Ltd. (CIN: U70101RJ2003PTC018329) acting through its Director, Mr. Jayanti Lal Bishnoi (DIN: 00339002) son of Sh. Heera Lal Bishnoi, 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.

For Mantra Lifestyle Homes Pvt. Ltd.

Page 1 of 3

ATTESTED

16/8/17
NOTARY
JAIPUR (INDIA)

Director

क्रम संख्या— 2132

दिनांक— 119 JUL 2012 रकम—50 /—

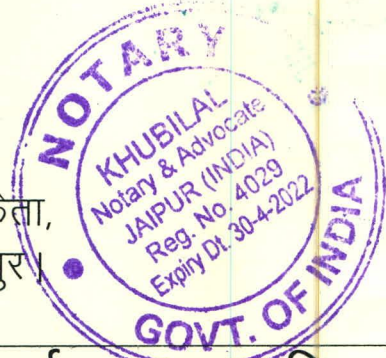
क्रेता का नाम— मंशा लक्ष्म स्टाम्प वेन्डर प्रा. लि.

पिता/पत्नी का नाम—

निवास— जयपुर

बावत्—

विशाल त्रिवेदी
44 / 2010-11, स्टाम्प विक्रेता,
राजस्थान हाई कोर्ट, जयपुर।



राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर
प्रभारित अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3क) 10 प्रतिशत रूपये 5 /—

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3ख)— 10 प्रतिशत रूपये—5 /—

कुल योग—10 /—

हस्ताक्षर स्टाम्प वेण्डर

Notary & Advocate
(DIA)
4029
4-2022



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 :-

S. No.	Name of the Phase	Date of Completion
1.	Unique Apex Tower (Phase - II)	31 st July, 2021

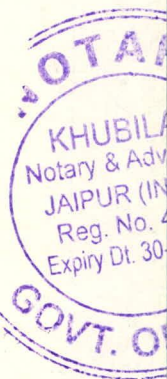
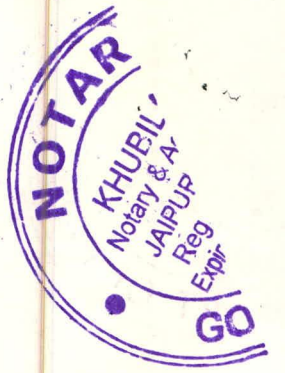
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. 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 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 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the 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 the 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 Mantra Lifestyle Homes Pvt. Ltd.
For Mantra Lifestyle Homes Pvt. Ltd.

Abhishek Pal Singh
(Deponent)

Date: 11.08.2017
Place: Jaipur

ATTESTED
NOTARY
JAIPUR (INDIA)



ATTESTED
NOTARY
JAIPUR (INDIA)



Verification

I, **Abhishek Pal Singh** son of Shri Ajay Pal Singh, aged 42 Years, Resident of B-68, Yash Path, Tilak Nagar, Jaipur - 302004 Rajasthan 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 11th day of **August, 2017**.

For Mantra Lifestyle Homes Pvt. Ltd.

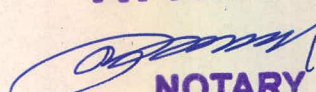
For Mantra Lifestyle Homes Pvt. Ltd.

Director

Abhishek Pal Singh
(Deponent)

Date: 11.08.2017

Place: Jaipur

ATTESTED

NOTARY
JAIPUR (INDIA)

ATTEST

NOTARY
(INDIA)

