



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ33670683924058Q
Certificate Issued Date : 12-Jul-2018 05:00 PM
Account Reference : NONACC (SV)/ rj3149304/ JAIPUR/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ314930458725637227136Q
Purchased by : PREM KUAMR JAIN
Description of Document : Article 4 Affidavit
Property Description : 669 VIVEK VIHAR, JAIPUR
Consideration Price (Rs.) : 0
 (Zero)
First Party : MALANI RESORTS LLP
Second Party : RERA JAIPUR
Stamp Duty Paid By : MALANI RESORTS LLP
Stamp Duty Payable (Rs.) : 50
 (Fifty only)
Surcharge for Infrastructure : 5
Development (Rs.) (Five only)
Surcharge for Propagation and : 5
Conservation of Cow (Rs.) (Five only)
Stamp Duty Amount(Rs.) : 60
 (Sixty only)

ATTESTED
 12/7/18
 NOTARY
 JAIPUR CITY UPTO DISTRICT JAIPUR
 RAJASTHAN INDIA

For Malani Resorts LLP
 Designated Partners



TQ 0001150962

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
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FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Kavindra Jain promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 15-06-2018

I, Kavindra Jain Son of Lt. Sh. Karamveer Jain aged 54 R/o 53, Mohan Nagar, Gopalpura bye pass, Jaipur promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
or
the land is owned by M/S. Malani Resorts LLP who have/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 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 4 years from the date of project commencement ie estimated completion date 31/03/2022.
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 I / 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

For Malani Resorts LLP

[Signature]
Designated Partners

[Signature]
NOTARY
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RAJASTHAN (INDIA)

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 I/promoter shall take all the pending approvals on time, from the competent authorities.

9. That I/promoter have / 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 I/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
Designated Partners

Verification

I Kavindra Jain Son of Lt. Sh. Karamveer Jain aged 54 R/o 53, Mohan Nagar, Gopalpura bye pass, Jaipur 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.

For Malani Resorts LLP

Verified by me at Jaipur on this 15 day of June 2018.

Deponent
Designated Partners

For Malani Resorts LLP

Designated Partners

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12/7/18
JALPURA DISTRICT JAIPUR
GUJARAT INDIA