



राजस्थान RAJASTHAN

5

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

CB 769674

Affidavit cum Declaration by Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty duly Authorized by Promoter - Mansukh Realty for the proposed project- "Mansukh Realty (Shaurya Nagar-7)".

I, Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty having principal place of business – Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur, 302019, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That the Promoter – "**Mansukh Realty**" 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 "**Mansukh Realty (Shaurya Nagar-7)**" thereof, as the case may be, shall be completed by promoter, is **30-11-2029**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

ATTESTED
CHENNAI RAM CHAUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
08 APR 2026
R. Gopal
Auth. Signatory

16879

16 JAN 2026

क्रमांक..... दिनांक.....

रुपये.....

नाम.....

पिता का नाम.....

पता.....

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जन्म से जन्म

मनोहर

मनोहर दास समताणी
(मुद्रांक लाइसेंस नं. 203/97)

30/16/01, स्वर्ण पथ, मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प	
राशि पर प्रभावी अधिभार	
1. आधारभूत आवधिकता परिसरों में	राशि 10/-
(धारा 3-क)-10 प्रतिशत	
2. ग्राह्य और दस्तावेजों के संरक्षण	राशि 20/-
(धारा 3-क)-10 प्रतिशत	
3. निदेशों और अधिसूचनाओं के प्रकाशन	राशि 30/-
(धारा 3-क)-10 प्रतिशत	
4. निदेशों और अधिसूचनाओं के प्रकाशन	राशि 30/-
(धारा 3-क)-10 प्रतिशत	

8. withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That Promoter shall take all the pending approvals on time, from the competent authorities.
10. 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.
11. 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.



Verification

For Mansukh Realty
R. Gopal
Auth. Signatory
Deponent

I, Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty having principal place of business – Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur, 302019, (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 therefrom.

For Mansukh Realty
R. Gopal
Auth. Signatory
Deponent

Chy
ATTESTED
CHENA RAM CHOUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR, INDIA

08 JAN 2026