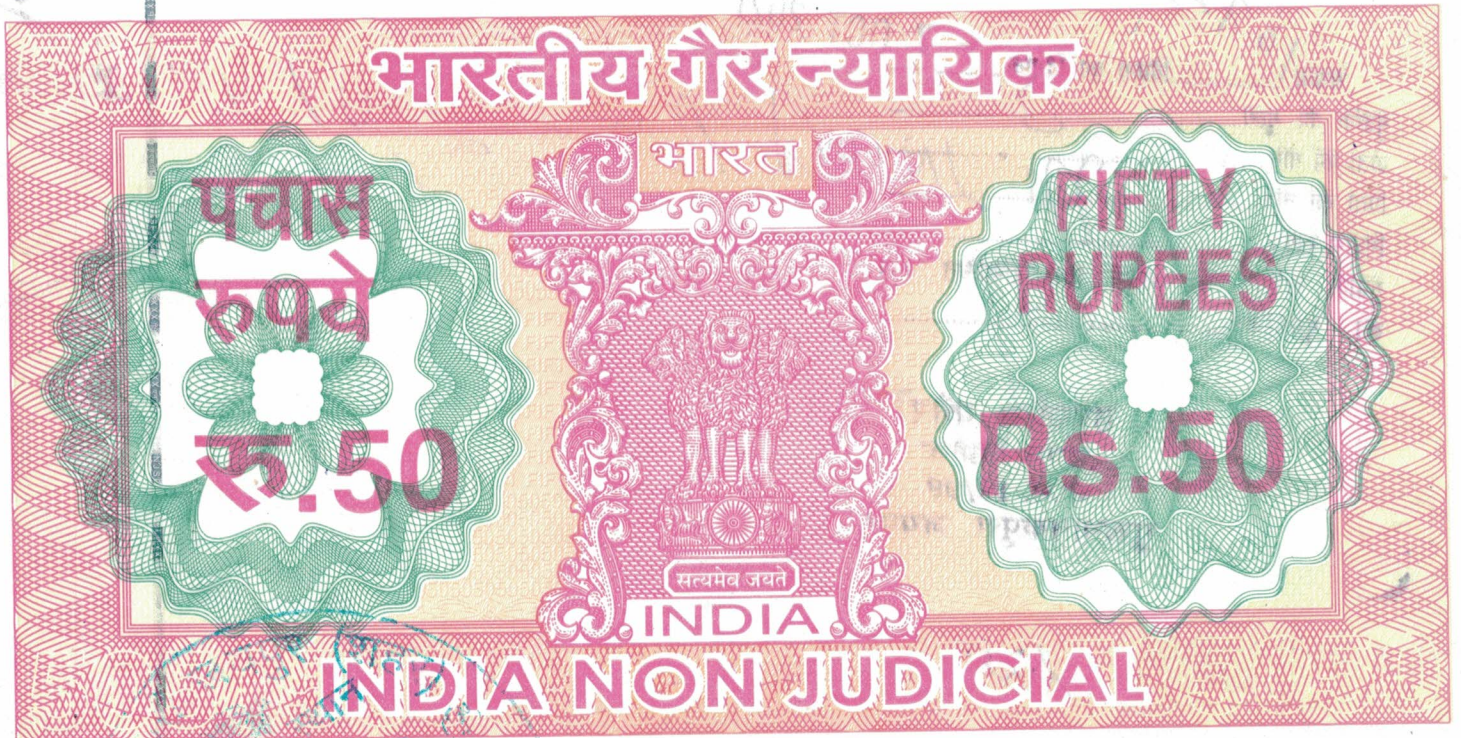
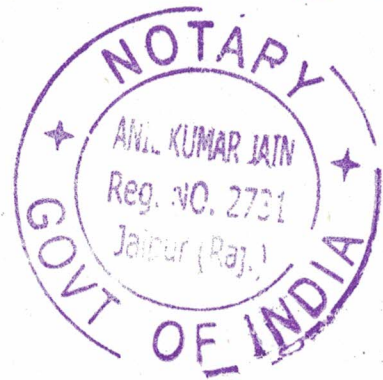




राजस्थान RAJASTHAN

AY 867317



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

Affidavit cum Declaration of MR. RAJU SARAF duly authorized by the promoter of the proposed project vide its authorization dated 01.10.2021.

I, **RAJU SARAF** Son of Babu Lal Saraf aged about 60 years R/o B 93, Surya Marg, Tilak Nagar, Jawahar Nagar, Jaipur, Rajasthan- 302004 duly authorized by the 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 promoter is **26.09.2026**.

ATTESTED

NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

For Mahaganapati Realinfra Pvt. Ltd.

Raju Saraf
Director

10723

- 7 OCT 2021

संख्या
विक्रय का दिनांक
मुद्रांक की मूल्य
प्रेता का नाम
पिता का नाम
निवास स्थान
मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य
का मूल्य/कम

31/10/21 Rm 5, 4/91



हरजीत कौर 7 OCT 2021
मुद्रांक विक्रेता
सा.न. 19/98
गुरुनानकपूरा जयपुर

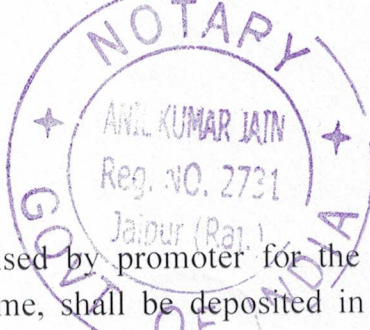
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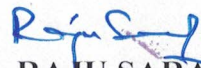
राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिकार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (भागा 3-क)-10% रुपये	5
2. जल और सड़की नालों के संरक्षण और संदर्भ हेतु (भागा 3-क) / प्राकृतिक आपदाओं एवं मानव निमित्त आपदाओं के निवारण हेतु-20% रुपये	10
कुल योग	15
राजस्थान स्टाम्प केन्द्र राजस्थान केन्द्र अधिनियम क्रमांक 19/98, इलाहाबाद रोड	

ATTESTED
NOTARY PUBLIC
(Rajasthan)
HARJOT KAUR

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- 
4. That seventy percent 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 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 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 building, as the case may be, on any grounds.

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

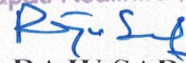
For Mahaganapati Realinfra Pvt. Ltd.

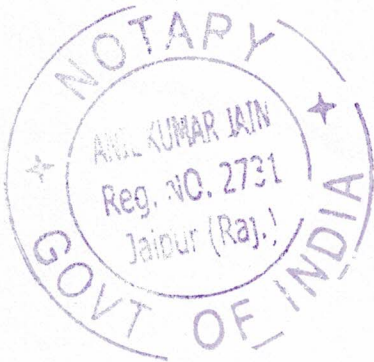

RAJU SARAF Director
(Deponent)

VERIFICATION

I, **RAJU SARAF** Son of Babu Lal Saraf aged about 60 years R/o B. 93, Surya Marg, Tilak Nagar, Jawahar Nagar, Jaipur, Rajasthan- 302004 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 there from. Verified by me at Jaipur on this day of 08.10.2021

For Mahaganapati Realinfra Pvt. Ltd.


RAJU SARAF
(Deponent)
Director




ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN