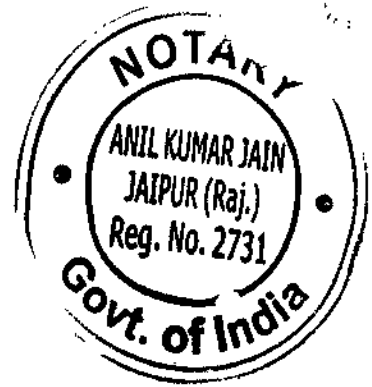
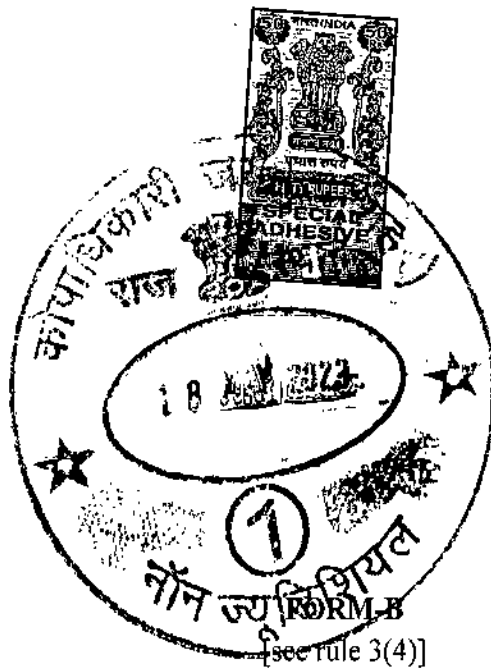




DECLARATION

Affidavit cum Declaration of Mr. Rajesh Kumar Sharma duly authorized by the promoter 'Manglam Build-Developers Limited' of the proposed project vide its authorization dated 10.01.2024:

I, Rajesh Kumar Sharma Son of Mr. Girdhari Lal Sharma aged 52 R/o B-22 Hastinapur Vistar Maharana Pratap Nagar, Panchyawala, Vaishali Nagar, Jaipur (Raj.) duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the 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 31.12.2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

29 FEB 2024

For Manglam Build Developers Ltd.

Rajesh
Deponent Signatory

I, Rajesh Kumar Sharma Son of Mr. Girdhari Lal Sharma aged 52 R/o B-22 Hastinapur Vistar Maharana Pratap Nagar, Panchyawala, Vaishali Nagar, Jaipur (Raj.) 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 29th day of Feb, 2024

Rajesh
Au Deponent Signatory

क्र.सं. : ३३५ दिनांक : 26-02-2024

नाम : भंगलम बिल्ड डवलपर्स लिमिटेड

पिता/पति का नाम :

निवासी : अपैक्स मॉल, लालकोठी, जयपुर

मुद्रांक का मूल्य : 50/- वास्ते : अधिपत्र

ह. मुद्रांक विक्रेता
पंकज अग्रवाल
ला. स्टाम्प विक्रेता
2/6, खेतड़ी हाऊस, चांदपोल
गेट के बाहर, जयपुर
ला.नं. 20/2019

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)- 10% रुपये	5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)- 20% रुपये	10/-
कुल योग 15/-	
हस्ताक्षर स्टाम्प विक्रेता पंकज अग्रवाल ला. नं. 20/2019	