



FORM 'B'
[See rule 3(4)]

DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Kapil Raisinghani, duly authorized by the Promoter of the proposed project vide its authorization dated 05.04.2022.

I, Kapil Raisinghani Son of Late Mr. Krishan Vasudev Raisinghani, aged 42 years, R/o Flat No. 2, Shreefal Apartment, D-847-848, Malviya Nagar, Jaipur -302017, duly authorized by M/s Mahima Real Estate Private Limited., 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 there is an encumbrance on the project "Mahima's Sansaar Phase -II "Spring Villa -II" developing on land admeasuring 8740.21 Sq. Mtrs. forming part of the consolidated land admeasuring 86533.75 Sq. Mtr, situated at Group Housing Plot No. GH-2 in Sahara City Homes, Tonk Road, Village Bilwa and Maanpur Nangalya, Tehsil Sanganer, District Jaipur, Rajasthan in favour of Yes Bank Ltd., by way of term loan facilities.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31.03.2025.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottee, 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.

For Mahima Real Estate Pvt. Ltd.

[Signature]
Authorised Signatory

ATTESTED

19 APR 2022
NOTARY PUBLIC
JAMNAR (RAJ.) INDIA

प्र.सं. 291

19-4-22

मुद्रा का मूल्य

58

क्रेता का नाम

पिता/पति का नाम

पता

वास्ते

महिमा रियल स्टेट प्रा. लि.

Through Digit
917D0008517
India

कमलेश त्रिवेदी
ला. ए.एम. बिल्डिंग 27/38
राजस्थान हाईकोर्ट, जयपुर

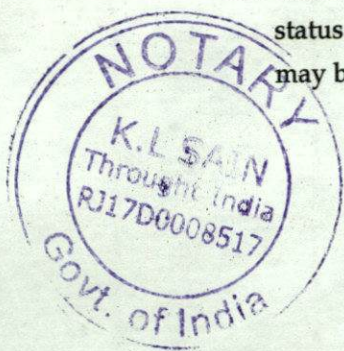
राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार	
1. आधारभूत अवसरानुसृत सुविधाओं पर (धारा 3-क)- 10% रुपये	8
2. गिरावट और उभारों पर स्टाम्प के संरक्षण और संवर्धन (धारा 3-ख)- 10% रुपये	10
कुल योग 18	
हस्ताक्षर स्टाम्प विक्रेता	

For Mahima Real Estate Pvt. Ltd.

Authorised Signatory



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 amount collected for a particular project have been utilized 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.



For Mahima Real Estate Pvt. Ltd.

Deponent
Authorised Signatory

Verification

I, Kapil Raisinghani Son of Late Mr. Krishan Vasudev Raisinghani, aged 42 years, R/o Flat No. 2, Shreefal Apartment, D-847-848, Malviya Nagar, Jaipur -302017, 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 19th day of April, 2022.

For Mahima Real Estate Pvt. Ltd.

Deponent
Authorised Signatory

Deponent

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

19 APR 2022