

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

भारत

FIFTY
RUPEES

Rs. 50

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

CN 459044

AFFIDAVIT REGARDING LEGAL TITLE OF LAND AND MAP APPROVAL

I, Mohit Vijayvergiya S/o Ram Niranjan Vijay, Designated Partner of M/s Karmanay Real Estate LLP, having its registered office at 27, Narain Nagar Tonk road durgapura, bajaj nagar Jaipur Raj.-302048, do hereby solemnly affirm and declare as under:

1. That M/s Karmanay Real Estate LLP is the lawful owner and in peaceful possession of the land bearing Khasra No. 93, 94, 95, 98, 99, 100, 103, 104, 105 and 313 situated at Village Hukkan, Tehsil Chaksu, District Jaipur, Rajasthan.
2. That the aforesaid land was originally owned by Shri Rajesh Meena, who obtained conversion of the land for residential purposes under Section 90-B vide Order No. 01/2011 dated 10.01.2011.
3. That subsequent to the conversion under Section 90-B, the revenue records (Jamabandi) reflected the name of Nagar Palika, Chaksu, as per the applicable provisions and records maintained by the competent authorities.
4. That thereafter, Shri Rajesh Meena transferred the aforesaid land in favour of Shri Sanjay Babel through a Registered Sale Deed dated 27.05.2015 duly registered before the Sub-Registrar, Chaksu.
5. That the Layout Plan of the project was duly considered and approved in the meeting of the Layout Plan Committee held on 01.01.2026, and pursuant thereto, approval/order was issued by Nagar Palika, Chaksu vide Order No. N.P.C./2024-2025/7188.

Karmanay Real Estate LLP

Designated partner

ATTESTED
NOTARY PUBLIC
GOVT. OF INDIA
JAIPUR (RAJ.)

18 JUN 2026

00686

13 JUN 2026

कम संख्या दिनांक

मुद्रांक का मूल्य Rs. 50/- रुपये अक्षरे पचास रुपये

केता का नाम Ramkishan Khatkhata

पति/पिता/पत्नी का नाम

निवास पता Jaispur

मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य का मूल्यांकन

Akhilant

केता का नाम Ramkishan Khatkhata

आधार नम्बर/मो0 नम्बर 9783423188

हस्ताक्षर रामकिशन खटखटा

सोहन लाल शर्मा

लं. नं. 25/2021 स्टाम्प विक्रेता

दुकान नं. 2, सत्कार शॉपिंग सेन्टर

मालवीय नगर, जयपुर

राजस्थान स्टाम्प अधिनियम 1988 के अन्तर्गत स्टाम्प राशि पर प्रभावित अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतू
(धारा 3-क) - 10 प्रतिशत 5/- रुपये
2. गाय और उसकी नसल के संरक्षण और सर्वधन हेतू (धारा 3-ख) /
प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20
प्रतिशत 10/- रुपये

हस्ताक्षर स्टाम्प वैण्डर
सोहन लाल शर्मा
लं. नं. 25/2021 स्टाम्प विक्रेता

कुल योग = 15 रुपये

3 JUN 2026

3 JUN 2026

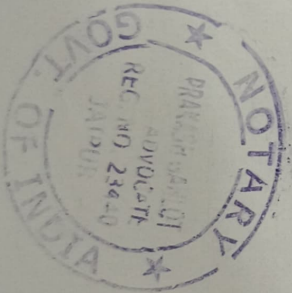
6. That Shri Sanjay Babel subsequently transferred the aforesaid land in favour of Smt. Padma Babel through a Registered Gift Deed dated 23.04.2026 duly registered before the Sub-Registrar, Sanganer-I, Jaipur.
7. That Smt. Padma Babel thereafter transferred the aforesaid land in favour of M/s Karmanay Real Estate LLP through a Registered Sale Deed dated 08.06.2026 duly registered before the Sub-Registrar-II, Jaipur.
8. That the title of the land has been derived through valid and legally enforceable documents and the Promoter has a clear, marketable and lawful title over the said land.
9. That the Promoter has applied for and obtained Map Approval letter from Nagar Palika, Chaksu vide Approval Letter No. NPC/2026/1833 dated 11.06.2026.
10. That all development and construction activities in the project shall be undertaken strictly in accordance with the approved map, applicable laws, rules, regulations and permissions granted by the competent authorities.
11. That the statements made herein are true and correct to the best of my knowledge and belief and no material fact has been concealed there from.

VERIFICATION

Designated partner

I, the above-named Deponent, do hereby verify that the contents of this Affidavit are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

Verified at Jaipur, Rajasthan on this 18th day of June, 2026.



ATTESTED
NOTARY PUBLIC
GOVT. OF INDIA
JAIPUR (RAJ)

18 JUN 2026

Karmanay Real Estate LLP

Designated partner

DEPONENT

Name: Mohit Vijayvergiya