

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

CN 685295

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Mohit Vijayvergiya duly authorized by
Karmanay Real Estate LLP the promoter of the proposed project
"Mahadev Nagar" vide its authorization dated 11-06-2026:

I, Mohit Vijayvergiya of Mr. Ramniranjan Vijay aged 34 year R/o C-14 B, Vigyan Nagar, Mahal Road, Jagatpura, Jaipur, Rajasthan 302017 duly authorized by the Karmanay Real Estate LLP Situated at 27 narain nagar, tonk road, Durgapura, BAJAJ NAGAR, Jaipur, Jaipur- 302018, Rajasthan promoter of the proposed project "MAHADEV NAGAR" 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 Situated at Khasra No. 93, 94, 95, 98, 99, 100, 103, 104, 105, 313 Village-Hukkan tehsil Chaksu, Jaipur Rajasthan 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 30-06-2027.
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 the project and the land cost and shall be used only for that purpose.

Karmanay Real Estate LLP

Designated partner



क्रमांक 01105 दिनांक 07 AUG 2026
 क्रेता का नाम Karmaray Real Estate UP
 पिता/पति का नाम M R
 पत्नी निवासी Jaipur
 पता निवासी
 हस्ताक्षर रातो Adhikari

01
 कर्मर नगर
 59/2025
 मुम्बई टॉक रीट, जयपुर
 A/A1, Corner Plot

राजस्थान स्टाम्प अधिनियम 1902 के अन्तर्गत

स्टाम्प राशि पर प्राप्ति की जाय

1. अधिकृत आवक पर शुल्क 5 (पांच 5-रु)-1036 रुपये

2. पाय और सवारी कर के प्रमाण और प्रमाणित (पांच 5-रु)/2036 रुपये अन्तर्गत सभी कर प्रमाणित आवक के लिए 1036 रुपये

हस्ताक्षर स्टाम्प विभाग

1036 रुपये
 1036 रुपये
 1036 रुपये

1036 रुपये
 1036 रुपये

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



Karmanay Real Estate LLP

[Signature]
Designated partner

Deponent

Verification

I, Mohit Vijayvergiya of Mr. Ramniranjan Vijay aged 34 year R/o C-14 B, Vigyan Nagar, Mahal Road, Jagatpura, Jaipur, Rajasthan 302017 duly authorized by the Karmanay Real Estate LLP promoter of the proposed project "MAHADEV NAGAR" Situated at Khasra No.93,94,95,98,99,100,103,104,105,313 Village-Hukkan tehsil Chaksu, Jaipur Rajasthan do here by 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 08th day of August 2026.

Karmanay Real Estate LLP

[Signature]
Designated partner

Deponent

