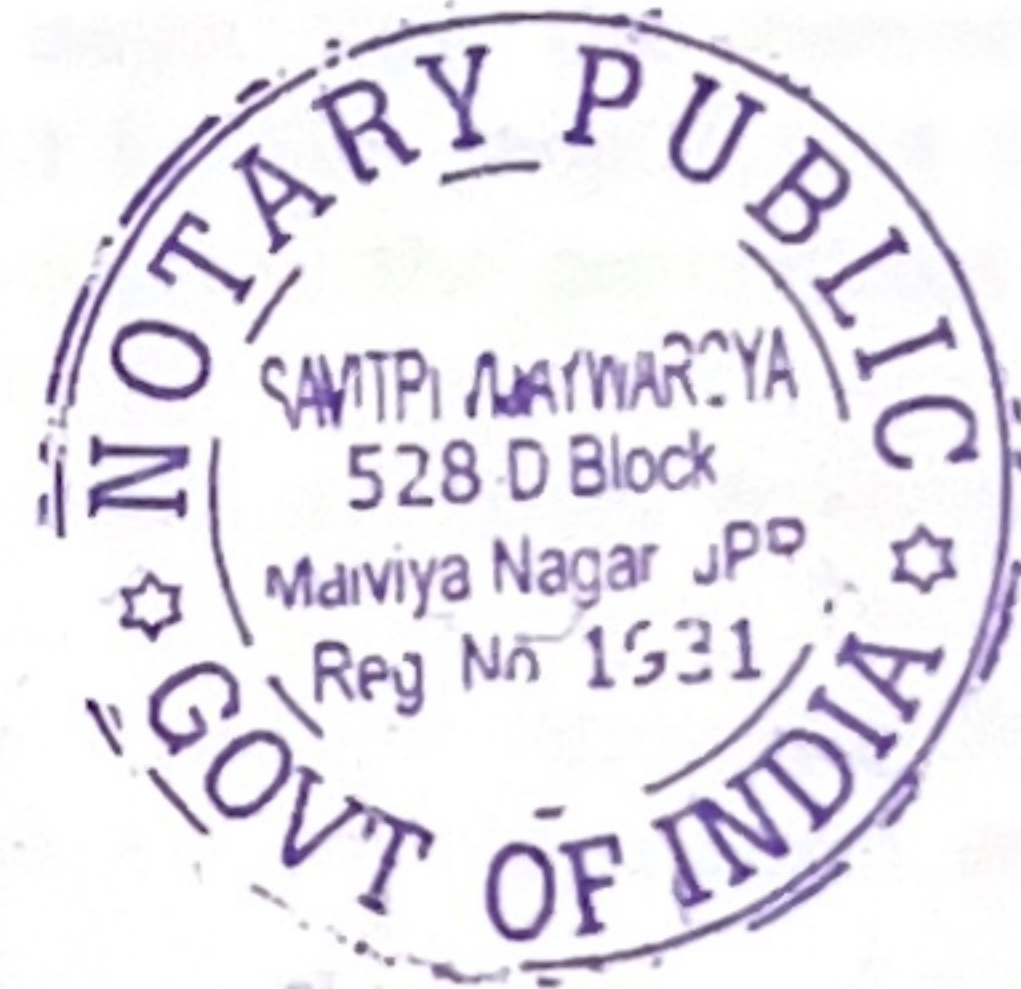




राजस्थान RAJASTHAN

BY 149690

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



**Affidavit cum Declaration of Mr. Rajendra Kumar Jain for the proposed project dated 05<sup>th</sup> day of April, 2025**

I, Rajendra Kumar Jain S/o Lt. Sh. Nathulal Keshrimal Jain aged about 54 years, Authorised person and Partner of Manshaa Infratec Developers having its Office at 36, Gurunanak Colony, Sukhadiya Nagar, Ajmer 305001, do hereby solemnly declare, undertake and state as under:-

1. That, the land situated at situated at Khasra No. 2942/4439, 5683/2980, 2945/4946, 5883/2942, 2942/4440, 2979 Situated at Makadwali, Ajmer, Ajmer- 305001 (Raj.), admeasuring 20000 Sq Mtrs is under the Lawful ownership of Manshaa Infratec Developers.

**ATTESTED**

For Manshaa Infratec Developers

5.4.2025

NOTARY PUBLIC  
J.D.A. JAIPUR (RAJ)  
INDIA

Partner

आवात्र म, 845256346892

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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 **25/03/2026**.
4. That, seventy per cent of the amounts realized by directors 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 That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.



**ATTESTED**

*5.4.2025*

NOTARY PUBLIC  
J.D.A. JAIPUR (RAJ)  
INDIA

For Manshaa Infratec Developers

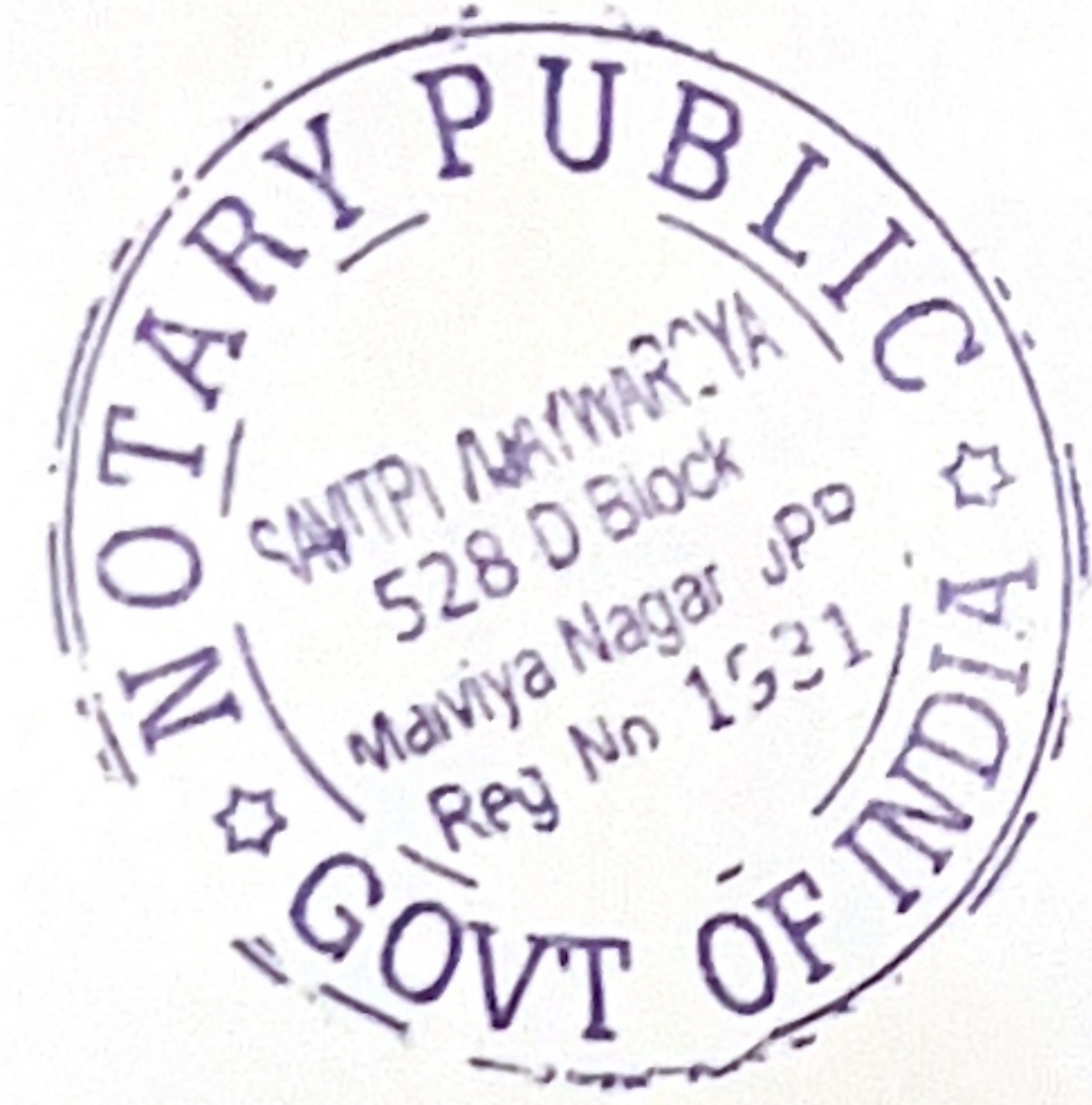
Deponent 

Partner

### Verification

I, Rajendra Kumar Jain S/o Lt. Sh. Nathulal Keshrimal Jain aged about 54 years, Authorised person and Partner of Manshaa Infratec Developers having its Office at 36, Gurunanak Colony, Sukhadiya Nagar, Ajmer 305001, do hereby verify that the contents in para No.1 to 10 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Ajmer on this 05<sup>th</sup> day of April, 2025.



**ATTESTED**

5.4.2025  
NOTARY PUBLIC  
J.D.A. JAIPUR (RAJ)  
INDIA

Deponent

For Manshaa Infratec Developers

  
Partner