

भारतीय गैर न्यायिक

पचास
रुपये

भारत

FIFTY
RUPEES

Rs. 50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Reg. No... 514
Date: 28-7-2017

FORM-B

[see rule 3(4)]

DECLARATION



P 501773

Affidavit cum Declaration of Mr. Vibhishek Pal Singh, as an authorized signatory of Mantra Lifestyle Homes Pvt. Ltd. (CIN: U70101RJ2011PTC037342) promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 14th July, 2017:

I, Vibhishek Pal Singh (PAN: AJYPS7139R) son of Sh. Ajay Pal Singh, aged 37 years, resident of B-68, Yash Path, Tilak Nagar, Jaipur - 302004 Rajasthan, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Mr. Girish Kumar Pareek (PAN: AARPP1340H), son of Shri Surendra Kumar Pareek, resident of C-120/121, Anand Vihar, Railway Colony, Jagatpura, Jaipur, Rajasthan - 302017 who has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.

IDENTIFIED BY ME

Vibhishek
9509377090

ATTESTED

Ashu Toagi

Notary Public Central, JAIPUR (Raj.)

For Mantra Lifestyle Homes Pvt. Ltd

[Signature]

Authorised Signatory

28 JUL 2017

क्रम संख्या— 4625

दिनांक— 25/3/17 रकम—50 /—

क्रेता का नाम— अंजलि अश्विनी चंदल लेखिका

पिता/पत्नी का नाम—

निवास—

बावत्—

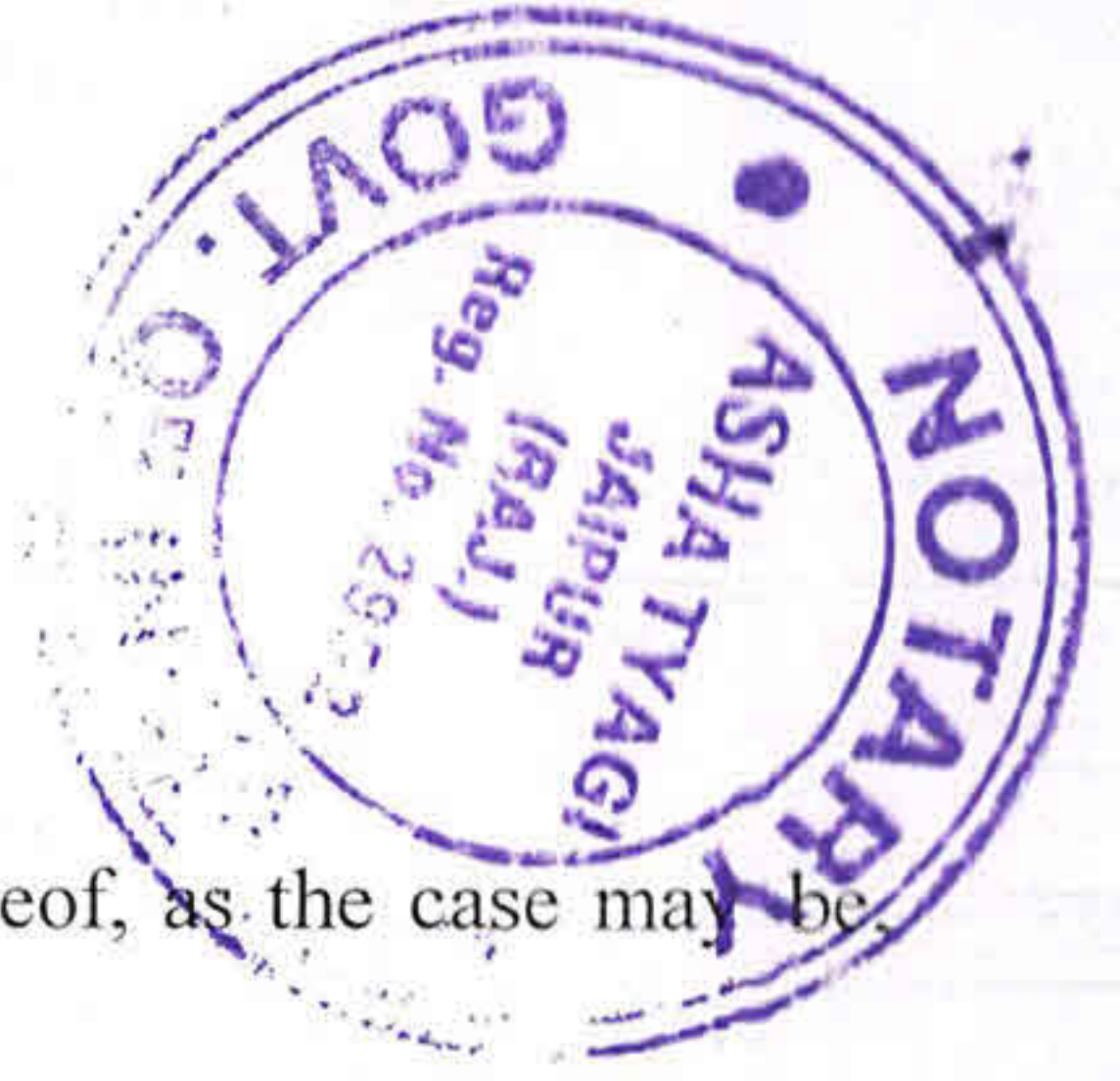
kamlesh trivedi

स्टाम्प विक्रेता, (27

/96

राजस्थान हाई कोर्ट, जयपुर।

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3क) 10 प्रतिशत रूपये	5 /—
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3ख)— 10 प्रतिशत रूपये—	5 /—
कुल योग—10 /—	
हस्ताक्षर स्टाम्प वेण्डर	



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 :

S. No.	Name of the Phase	Date of Completion
1.	Unique Emporia (Complete Project)	31 st December, 2019

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 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the 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.

For Mantra Lifestyle Homes Pvt. Ltd


Authorised Signatory

ATTESTED

Notary Public Central, JAIPUR (Raj.)

28 JUL 2017



1904

Gift of the University of Toronto

10. That the 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.

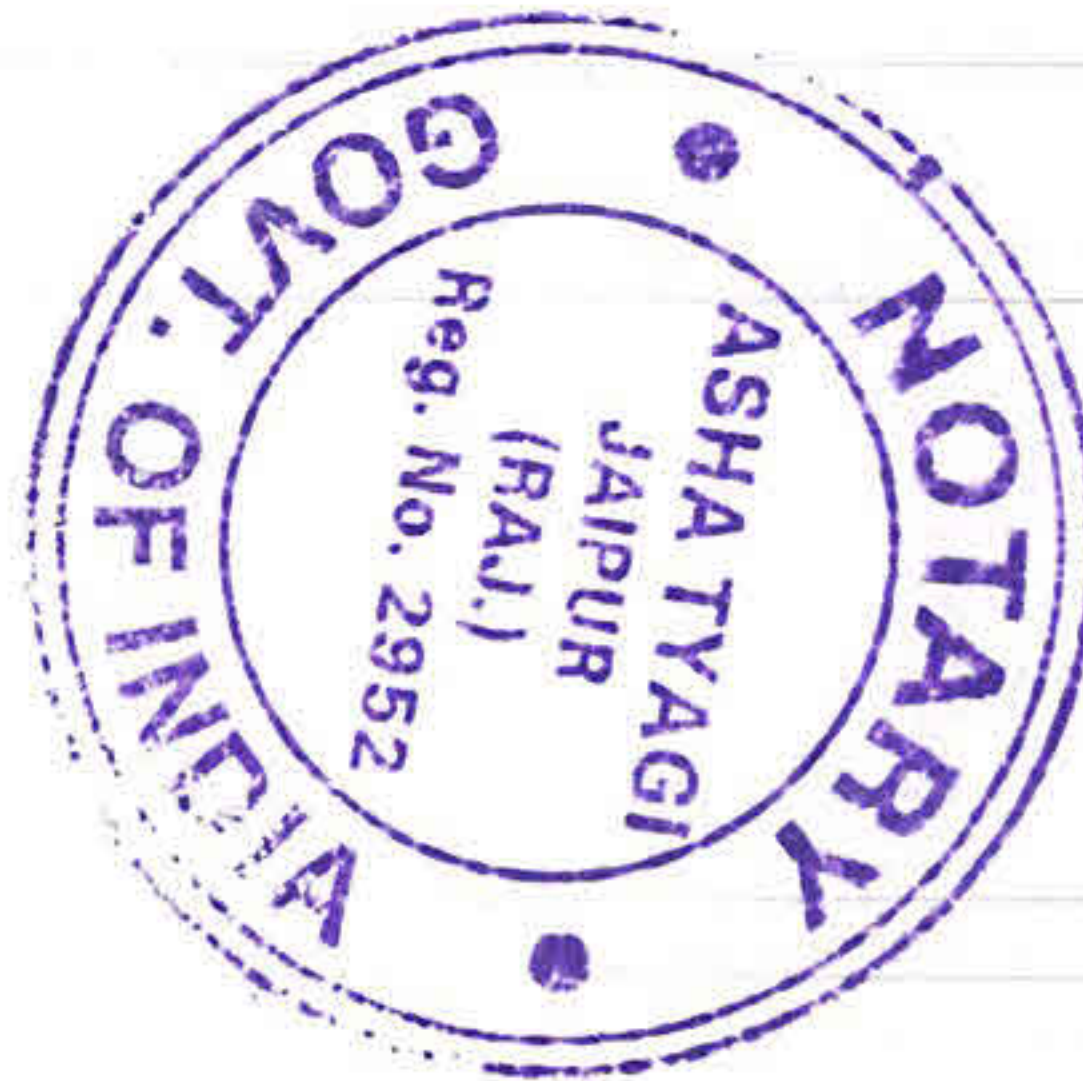
For Mantra Lifestyle Homes Pvt. Ltd.

For Mantra Lifestyle Homes Pvt. Ltd



Authorised Signatory
Vibhishek Pal Singh
(Deponent)

Date: 24.07.2017
Place: Jaipur



Verification

I, **Vibhishek Pal Singh** (PAN: AJYPS7139R) son of S. Ajay Pal Singh, aged 37 years, resident of B-68, Yash Path, Tilak Nagar, Jaipur - 302004 Rajasthan, 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 **24th** day of **July, 2017**.

Date: 27.07.2017
Place: Jaipur

For Mantra Lifestyle Homes Pvt. Ltd.

For Mantra Lifestyle Homes Pvt. Ltd



Authorised Signatory
Vibhishek Pal Singh
(Deponent)

ATTESTED

Notary Public Central, JAIPUR (Raj.)

28 JUL 2017