



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

**Affidavit cum Declaration of Mr. Deepak Kumar Sharma, duly authorized by the promoters of the proposed project vide their authorization dated 01-10-2024.**

I **Deepak Kumar Sharma s/o Parmanand Sharma** aged about **45 years**, r/o **130, Tulsi Ram Marg, Gandhi Path, Guru Jambheshwar Nagar-A, Vaishali Nagar, Jaipur-302021**, duly authorized by the **promoters** of the proposed project "**Manipal Nagar**" do hereby solemnly declare, undertake and state as under:

1. That promoters [**M/s RJMD Homes LLP & Mr. Bhagwan Sahay Verma**] have a legal title to the land on which the development of the project is proposed.
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 **31-03-2026** (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 ground.

**Deponent**  
**For Project - Manipal Nagar**  
**For RJMD Homes LLP**  
  
**Deepak Kumar Sharma**  
**(Partner/Authorized Signatory)**

**VERIFICATION**

I **Deepak Kumar Sharma s/o Parmanand Sharma** aged about **45 years**, r/o **130, Tulsi Ram Marg, Gandhi Path, Guru Jambheshwar Nagar-A, Vaishali Nagar, Jaipur-302021**, do hereby verify that the contents in para No. 1 to 10 of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

**NOTARY PUBLIC**  
**JAIPUR (RAJ.)**

**11 OCT 2024**

**Deponent**  
**For Project - Manipal Nagar**  
**For RJMD Homes LLP**  
  
**Deepak Kumar Sharma**  
**(Partner/Authorized Signatory)**



नाम मुद्रांक विक्रेता-श्रीमती मोनिका शर्मा

अनुज्ञा पत्र सं. 5/2020

6100/-

रजिस्टर क्रम संख्या 01139 दिनांक 10/10/24 मुद्रांक वेल्ड व क्रम संख्या A D 000330

मुद्रांक क्रेता का नाम M/s T. R. J. माली/वृत्ति का नाम Humes LLP.

पता M/s 130 Tulsiram Mang Bhanu Sambarwar Nagar Jaipur Raj

प्रयोजन M.O. Affidavit

(हस्ता क्रय की दशा में हस्ता का नाम पता) D-ec-puk

क्रेता/हस्ता के हस्ताक्षर Dshar मुद्रांक विक्रेता के हस्ताक्षर [Signature]

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टॉम्प राशि पर प्रभारित अधिभार	
1 आधारभूत अवसरवना सुविधाओं हेतु (धारा 3-क)-10% रुपये	100
2 गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु -20% रुपये	200
कुल योग	300
हस्ताक्षर स्टाम्प वेल्डर श्रीमती मोनिका शर्मा 03/2020	