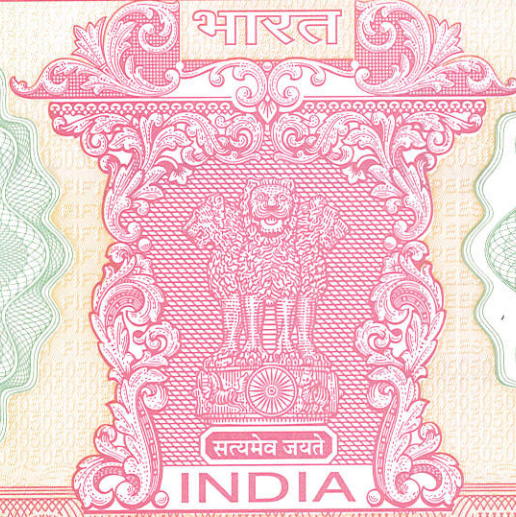


# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

22 OCT 2024



## FORM-B

[See rule 3(4)]

## DECLARATION

I, Nikhil Gupta Son of Mr. Govind Sharan Gupta aged about 34 years R/o B-162, Janta Colony, Jaipur, Rajasthan-302004 duly authorized by the Methibhandari Real Estate LLP who is the promoter of the proposed project “VINAYAK ENCLAVE” situated at Khasra No. 894, 1131/1130, 1132/1130 at Village- Jeenapur, Near Kota Highway, Tehsil and District- Sawai Madhopur, State Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That Methibhandari Real Estate LLP and Bhumi Farms & Colonizers are the joint owners 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.....08.10.2026

For M/s METHIBHANDARI REAL ESTATE LLP

*[Signature]*

Designated Partner

29 NOV 2024

Anil Kumar Jain

Notary (Govt. of India)  
JAIPUR (RAJ)



क्रमांक 8625 दिनांक 25-11-24

मुद्रांक का मूल्य 50

क्रेता का नाम Methibhandari real estate LLP

पिता/पति का नाम

पता Sawai Madhopur

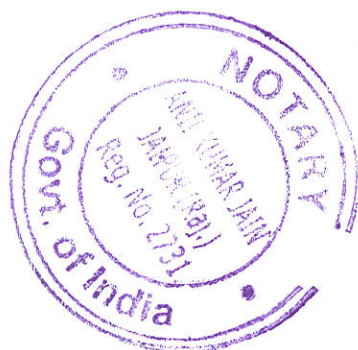
वास्ते



कमलेश त्रिवेदी  
ला. स्टाम्प विक्रेता 27/96  
राजस्थान हाईकोर्ट, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3क) 10% रुपये	5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3ख) 20% रुपये	10
कुल योग	15
हस्ताक्षर स्टाम्प विक्रेता	

4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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**  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

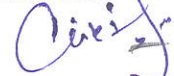
29 NOV 2024

For M/s METHIBHANDARI REAL ESTATE LLP  
Designated Partner  
**NIKHIL GUPTA**  
(Deponent)

## VERIFICATION

I, Nikhil Gupta Son of Mr. Govind Sharan Gupta aged about 34 years R/o B-162, Janta Colony, Jaipur, Rajasthan-302004 duly authorized by the Methibhandari Real Estate LLP, 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.

For M/s METHIBHANDARI REAL ESTATE LLP



Designated Partner

**NIKHIL GUPTA**

(Deponent)



**ATTESTED**  
  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

29 NOV 2024