



सत्यमेव जयते

IN-RJ66365051594921W

## INDIA NON JUDICIAL

### Government of Rajasthan

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Certificate No.

IN-RJ66365051594921W

Certificate Issued Date

23-Sep-2024 01:18 PM

Account Reference

NONACC (SV)/rj3119704/JAIPUR/RJ/JP

Unique Doc. Reference

SUBIN-RJRJ311970418253224573454W

Purchased by

SURESH

Description of Document

Article 4 Affidavit

Property Description

44, BALAI KI DHANI, DHLAI, JAIPUR

Consideration Price (Rs.)

0

(Zero)

First Party

SURESH

Second Party

NA

Stamp Duty Paid By

SURESH

Stamp Duty Payable (Rs.)

100

(One Hundred only)

Surcharge for Infrastructure  
Development (Rs.)

10

(Ten only)

Surcharge for Propagation and  
Conservation of Cow (Rs.)

10

(Ten only)

Surcharge for Relief from Natural and  
Man-made Calamities (Rs.)

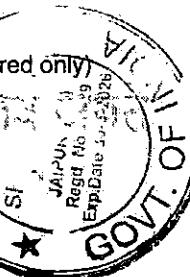
10

(Ten only)

Stamp Duty Amount(Rs.)

130

(One Hundred And Thirty only)

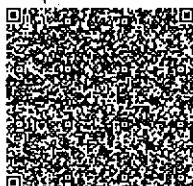


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NOTARY PUBLIC  
JAIPUR RAJASTHAN

सुरेश

1 OCT 2024

QE 0015089618



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**Affidavit cum Declaration of Suresh, authorized Signatory of the proposed Project-  
"Laxmi Villa"**

① Suresh S/O Bhanwar Lal R/O 44 Balai ki Dhani, Dholai, Jaipur, Rajasthan-302020, Authorized Signatory of the proposed Project, do hereby solemnly declare, undertake and state as under:-

1. That our project "Laxmi Villa" situated at Khasra No. 499/291, 501/294 Village- Ramsinghpura Urf Dholai, Tehsil- Sanganer, Jaipur, Rajasthan is a new Project.
2. That we have not accepted any advance payment and booking from the allottees in respect of our said project till the date of signing this declaration. Further, we assure that we will not accept any advance and booking till we get our RERA registration number.
3. That we have not advertised or market in any manner any unit of the project.
4. That we have not booked any plot in the project till date and further there are no allottees in the project.
5. That if any contradiction arises in the future, then we Promoters of Project will be responsible for it.

23/21  
Suresh

(Authorized Signatory)

**Verification**

Suresh S/O Bhanwar Lal R/O 44 Balai ki Dhani, Sanganer, Jaipur, Rajasthan-302020, Authorized Signatory of the proposed Project, do hereby verify that the contents in above paras of my above affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 23.09.2024.

23/21  
Suresh

(Authorized Signatory)

ATTESTED  
NOTARY PUBLIC  
JAIPUR (RAJ) IND

23 OCT 2024

**FORM-A**

[see rule 3(2)]

**APPLICATION FOR REGISTRATION OF  
PROJECT**

To

The Real Estate Regulatory  
Authority Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of our project to be set up at **Khasra No. 499/291, 501/294 Village- Ramsinghpura Urf Dholai, Tehsil- Sanganer, Jaipur, Rajasthan.**

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship/ firm / society/trust/ limited liability partnership / competent authority: **Individual**

(ii) PAN Number of the promoter: Attached

(iii) Name, photograph and address of Authorized Person **Attached**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

**Bank:** AU SMALL FINANCE BANK.

**Branch:** DCM Ajmer Road, Jaipur

**Account No.:** 240 22 4496 22 380 23

**IFSC Code:** AUBL0002449

(v) Details of project land:

**Project Name:** Laxmi Villa

**Address:** Khasra No. 499/291, 501/294 Village- Ramsinghpura Urf Dholai, Tehsil- Sanganer, Jaipur, Rajasthan

**Area of land:** 7100 Sq Mtr.

(vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc.: **N.A**

1-21-21

(vii) Agency to take up external development works: **Self Development**  
(viii) Registration fee Paid for an amount of Rs. **71000** /-paid through online payment.

Transaction no.: RERA-TRANS- **235**

Date of payment: **11-10-2024**

(ix) Any other information the applicant may like to furnish. **No.**

2. I/We enclose the following documents in triplicate, namely: -

- (i) Authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **Attached**.
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached in Legal Documents Tab**
- (iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Enclosed**
- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **N.A.**
- (vi) An authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **Uploaded**
- (vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Enclosed**
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Enclosed**
- (ix) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Enclosed**
- (x) Preform of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**

**2321**

- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **Addressed Enclosed**
- (xii) The number and areas of garage for sale in the project: **N.A.**
- (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **N.A.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Declaration Uploaded**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration Uploaded**
- (xvi) A declaration in Form-B. **Enclosed**

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely: -

- (i)
- (ii)
- (iii)

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

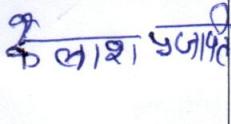
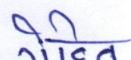
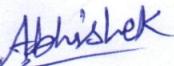
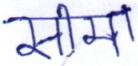
Yours faithfully,



Signature of the applicant(s)

Date: 23.09.2024

Place: Jaipur

S.N o	Name	Address	PAN	Aadhar Number	Photograph	Signature
1.	Kailash Prajapati	44,Balai ki dhani,Sanganer,Jaipur,Rajasthan-302029	FKAPP5090N	XXXXXX 1053		
2.	Rohit Prajapati(Through Natural Guardian Seema Devi Prajapati)	Iscon Mandir ke samne,Dholai, Jaipur,Rajasthan-302020		XXXXXX 9945		 सीमा
3.	Mohan Lal Prajapati	Balai ki Dhani,Dholai, Jaipur,Rajasthan-302020	BRPPP3825H	XXXXXX 5336		
4.	Abhishek Prajapati	Iscon Mandir ke Samne ,dholai,Jaipur, Rajasthan-302020	HQGPP9298N	XXXXXX 5710		
5.	Seema Devi Prajapati	Iscon Mandir ke Samne ,dholai,Jaipur, Rajasthan-302020	DJVPP2392P	XXXXXX 1434		

6.	Monika Prajapat(Through Natural Guardian Seema Devi Prajapati)	Iscon Mandir ke Samne ,dholai,Jaipur, Rajasthan-302020		XXXXXX 4722		<p>मोनि का सीमा</p>
7.	Govind Ram Prajapati	Dholai,Sanga ner,Jaipur,Rajasthan-302020	DHJPP3184B	XXXXXX 4060		<p>गोविंद राम</p>
8.	Suresh Prajapati ( Promoter )	44,Balai ki Dhani,Dholai, Jaipur,Rajasthan-302020	ENFPP9881L	XXXXXX 6294		<p>सुरेश</p>
9.	Panchu Ram Prajapati	44,Balai ki Dhani,Sanganer,Jaipur,302029	DHJPP2808G	XXXXXX 8299		<p>पन्चु राम</p>
10.	Sitaram Prajapati	Iskon Mandir ke Samne,Dholai ,Sanganer,Jai pur,Rajasthan -302029	BULPP0732N	XXXXXX 4194		<p>सितराम</p>

## TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "Laxmi Villa" situated at Khasra No. 499/291,501/294 Village- Ramsinghpura Urf Dholai, Tehsil- Sanganer, Jaipur, Rajasthan will not require NOC of the following as per local bye laws:

1. There is no statutory liability on us to obtain NOC For Environment, NOC for Fire, NOC from Airport Authority of India for the aforesaid project as will not require NOC as per local bye laws.
2. Water supply permission for the aforesaid project is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

Currently, source of water supply would be bore well/ tube well. However, we Shall uploaded/submitted either before completion of the Project or in due course of time (before completion of the project) whichever is earlier via Project Profile modification module.

I hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

Date: 23<sup>rd</sup> September,2024

Place: Jaipur

સુરેશ  
Suresh

(Authorized Signatory)

## **DECLARATION CUM UNDERTAKING**

I, Suresh S/O Bhanwar Lal R/O 44 Balai ki Dhani; Dholai, Jaipur, Rajasthan-302020, Authorised Signatory of the proposed Project declare for the proposed project- "Laxmi Villa" situated at Khasra No. 499/291, 501/294 Village- Ramsinghpura Urf Dholai, Tehsil- Sanganer, Jaipur, Rajasthan.

1. There is no Encumbrance and Dispute on the aforesaid project and the project is free from all encumbrances and charges.
2. There is no litigation pending against the land and the Project under any court.

I hereby verify that the contents in above paras are true and correct and nothing material has been concealed by us there from.

Date: 23.09.2024

Place: - Jaipur

સુરેશ  
Suresh

(Authorized Signatory)

**DECLARATION CUM UNDERTAKING**

I, Suresh S/O Bhanwar Lal R/O 44 Balai ki Dhani, Dholai, Jaipur, Rajasthan-302020, Authorised Signatory of the proposed Project declare for the proposed project "Laxmi Villa" situated at Khasra No. 499/291, 501/294 Village- Ramsinghpura Urf Dholai, Tehsil- Sanganer, Jaipur, Rajasthan.

We have appointed Architect Vikram Jangid, 24, JDA Colony, Bhankrota, Ajmer Road, Jaipur(Raj.)-302021 and Eng. Sanjay Yadav, Plot No. 35, Ahiro ki Dhani, Kunda, Jaipur and CA Saroj Haritwal, proprietor of M/s Saroj Haritwal and associates as Chartered Accountant.

We have not yet appointed any Real Estate Agent, Contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I hereby verify that the contents in above paras are true and correct and nothing material has been concealed by me therefrom.

Date: 23.09.2024

Place: Jaipur



Suresh

(Authorized Signatory)

## **DECLARATION CUM UNDERTAKING**

I, **Suresh S/O Bhanwar Lal R/O 44 Balai ki Dhani, Dholai, Jaipur, Rajasthan-302020**, Authorised Signatory of the promoters of the proposed Project, declare that:-

There is no criminal or police case against the Promoter and other promoters of the Project and there are no past criminal records against the Promoter and other promoters of the project.

Promoter and other promoters of the Project have never been convicted in any criminal case.

I hereby verify that the contents in above paras are true and correct and nothing material has been concealed by me therefrom.

Place: Jaipur

Date: 23<sup>rd</sup> September, 2024

4321

**Suresh**

(Authorized Signatory)

## DECLARATION CUM UNDERTAKING

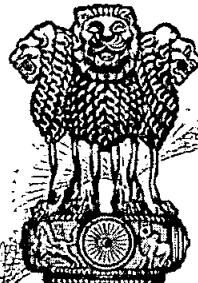
I, Suresh S/O Bhanwar Lal R/O 44 Balai ki Dhani, Dholai, Jaipur, Rajasthan-302020, duly authorized person of proposed project, do hereby declare that:-

The promoter and other promoters of the proposed project are not required to get audited accounts and filed return of income as per law.

I undertake to submit the audited financial statements and return of income when audit/ITR filling is conducted.

21/21

(Authorized Signatory)



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### Government of Rajasthan

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#### Certificate Issued Date

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#### Account Reference

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#### Unique Doc. Reference

SUBIN-RJRJ311970418254516688169W

#### Purchased by

SURESH

#### Description of Document

Article 4 Affidavit

#### Property Description

44, BALAI-KI DHANI, DHOLAI, JAIPUR

#### Consideration Price (Rs.)

0  
(Zero)

#### First Party

SURESH

#### Second Party

NA

#### Stamp Duty Paid By

SURESH

#### Stamp Duty Payable (Rs.)

100  
(One Hundred only)

#### Surcharge for Infrastructure Development (Rs.)

10  
(Ten only)

#### Surcharge for Propagation and Conservation of Cow (Rs.)

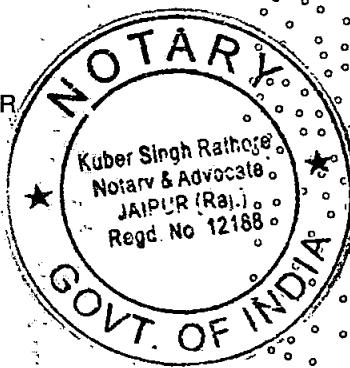
10  
(Ten only)

#### Surcharge for Relief from Natural and Man-made Calamities (Rs.)

10  
(Ten only)

#### Stamp Duty Amount(Rs.)

130  
(One Hundred And Thirty only)



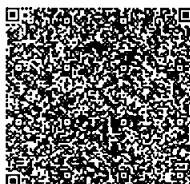
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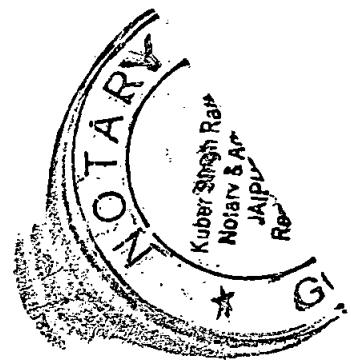
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**Affidavit cum Declaration of Suresh authorized Signatory of the proposed Project- "Laxmi Villa"**

I, Suresh son of Bhanwar Lal, aged 33 Years, residing at 44, Balai ki Dhani, Dholai Jaipur, 302020, do hereby solemnly affirm and declare as under:

1. That my name as per my PAN Card is Suresh Prajapati.
2. That my name as per my Aadhaar Card and other supporting documents is Suresh.
3. That I have opened a bank account in the name of Suresh Prajapati, which matches the name on my PAN Card.
4. That both names, Suresh Prajapati and Suresh, refer to one and the same person, i.e., myself.
5. That this affidavit is made to clarify the discrepancy in my name on the aforementioned documents for the purpose of my RERA application and other legal or official requirements.

Q. I undertake that this affidavit may be used as evidence for the consistency of my identity across all documents.

23/21

Deponent

**Verification**

I hereby declare that the contents of this affidavit are true and correct to the best of my knowledge and belief. No part of it is false, and nothing material has been concealed therein.

Date: 03.12.2024

23/21

Place: Jaipur

Deponent

ATTESTED  
/   
NOTARY PUBLIC  
JAIPUR (RAJ.)

03 DEC 2024



सत्यमेव जयते



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## INDIA NON JUDICIAL

## Government of Rajasthan

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Certificate No : IN-RJ80802486869009W  
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 Account Reference : NONACC (SV) / rj3327804 / MUHANA / RJ-JP  
 Unique Doc. Reference : SUBIN-RJRJ332780446183851656511W  
 Purchased by : SURESH MOHAN ABHISHEK SEEMA GOVIND KAILASH PANCHU  
 Description of Document : Article 4 Affidavit  
 Property Description : BALAIYO KI DHANI ISCON TEMPLE KE SAMNE DHOLAI SANGANER JAIPUR  
 Consideration Price (Rs.) : 0 (Zero)  
 First Party : SURESH MOHAN ABHISHEK SEEMA GOVIND KAILASH PANCHU  
 Second Party : SURESH MOHAN ABHISHEK SEEMA GOVIND KAILASH PANCHU  
 Stamp Duty Paid By : SURESH MOHAN ABHISHEK SEEMA GOVIND KAILASH PANCHU  
 Stamp Duty Payable (Rs.) : 100 (One Hundred only)  
 Surcharge for Infrastructure Development (Rs.) : 10 (Ten only)  
 Surcharge for Propagation and Conservation of Cow (Rs.) : 10 (Ten only)  
 Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10 (Ten only)  
 Stamp Duty Amount(Rs.) : 130 (One Hundred And Thirty only)



संख्या ३२२१ सं/१८२१६ पायराम  
 Abhishek रुमा राजेन्द्र राजेन्द्र  
 मोहन सुरेश कृष्ण राजेन्द्र

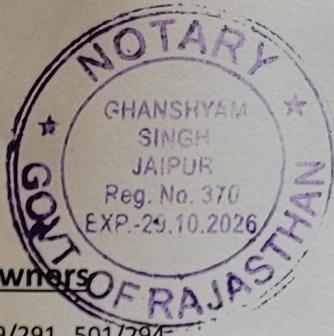
NOTARY  
RAJASTHAN JAIPURATTESTED  
17 DEC 2024

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NOTARY  
RAJASTHAN JAIPUR  
17 DEC 2024  
QE 0015013201



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- The onus of checking the legitimacy is on the user/s of the certificate.
- In case of any discrepancy please inform the competent authority.



### Affidavit regarding Non-Sale of Minor's Share by Other Owners

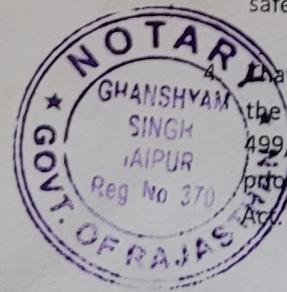
We are the promoters of the proposed project "Laxmi Villa" situated at Khasra No. 499/291, 501/294, Ramsinghpura Urf Dholai, Tehsil- Sanganer, Jaipur Rajasthan:-

- (1) Suresh Son of Bhanwar Lal Aged 33 Years R/O 44, Balai ki Dhani, Dholai, Jaipur, Rajasthan-302020 hereinafter referred to as the 'Party of the First Part'
- (2) Mohan Lal Prajapati Son of Bhanwar Lal Prajapati Aged 39 Years R/O Balai ki Dhani, Dholai, Jaipur, Rajasthan-302020 hereinafter referred to as the 'Party of the Second Part'
- (3) Abhishek Prajapati Son Babu Lal Prajapati Aged 19 Years R/O Iscon Mandir ke Samne, dholai, Jaipur, Rajasthan-302020 hereinafter referred to as the 'Party of the Third Part'
- (4) Seema Devi Prajapati Wife of Babu Lal Prajapati Aged 36 Years R/O Iscon Mandir ke Samne, dholai, Jaipur, Rajasthan-302020 hereinafter referred to as the 'Party of the Fourth Part'
- (5) Govind Ram Prajapati Son of Balu Ram Prajapati Aged 47 Years R/O Dholai, Sanganer, Jaipur, Rajasthan-302020 hereinafter referred to as the 'Party of the Fifth Part'
- (6) Kailash Prajapati Son of Nanchilal Aged 36 Years R/O 44, Balai ki dhani, Sanganer, Jaipur, Rajasthan-302029 hereinafter referred to as the 'Party of the Sixth Part'
- (7) Panchu Ram Prajapati Son of Balu Ram Prajapati Aged 48 Years R/O 44, Balai ki Dhani, Sanganer, Jaipur, 302029 hereinafter referred to as the 'Party of the Seventh Part'
- (8) Sitaram Prajapati Son of Balu Ram Prajapati Aged 42 Years R/O Iscon Mandir ke Samne, Dholai, Sanganer, Jaipur, Rajasthan-302029 hereinafter referred to as the 'Party of the Eighth Part',

For the protection of interest of Minor, **Rohit Prajapati** Son of Babulal Prajapati Aged 15 Years R/O Iscon Mandir ke samne, Dholai, Jaipur, Rajasthan-302020 and **Monika Prajapati** Daughter of Babu Lal Prajapati Aged 16 Years R/O Iscon Mandir ke Samne, dholai, Jaipur, Rajasthan-302020, in property Project "Laxmi Villa" situated at Khasra No. 499/291, 501/294, Ramsinghpura Urf Dholai, Tehsil- Sanganer, Jaipur Rajasthan do hereby solemnly affirm and state as follows:-

1. That We are the promoters of the proposed project "Laxmi Villa" situated at Khasra No. 499/291, 501/294, Village Ramsinghpura Urf Dholai Tehsil- Sanganer, Jaipur Rajasthan.
2. That the property includes a share of 8.33% that legally belongs to Rohit Prajapati and Monika Prajapati who are minor and under our guardianship.
3. That We acknowledge the legal and rightful share of the minor in the said property and undertake to safeguard their interest in the same.

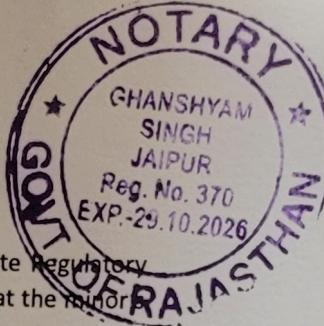
That We hereby undertake not to sell, transfer, mortgage, or otherwise dispose of the minor's share in the property, including Plot No.6, 7, 28, 29 and Shop S-1 in Project "Laxmi Villa", situated at Khasra No. 499/291, 501/294 Village Ramsinghpura Urf Dholai Tehsil- Sanganer, Jaipur Rajasthan without obtaining prior permission from the competent court of law, as required under Hindu Minority and Guardianship Act.



ATTESTED

23/12/2021 *दीप्युति गोविन्द राम* *23/12/2021*  
*गोदानलाल प्रजापति* *कैलश प्रजापति* *Abhishek* *सीमा*

NOTARY  
RAJASTHAN JAIPUR 7 DEC 2024



5. That this affidavit is being submitted for the purpose of compliance with the Real Estate Regulatory Authority (RERA) requirements for Project "Laxmi Villa", and We assure the Authority that the minor interest shall remain protected.

6. Promoters has confirm that the protection of minor's interest in project by:

- (a) Any transaction involving a minor must be undertaken by their legal guardian that all decision are made in the best interest of the minor.
- (b). Details of project such as time timelines, approvals and financials are access by guardians and ensure the project aligns with the minor's long term benefits.
- (c). Protects minors from the unfavorable or exploitative transactions.
- (d). Adhere to timelines for the project completion and ensure funds collected are utilized exclusively for the project.

7. Promoters have undertake the property is alienated for the betterment and benefit of the minors by:

- (a). Promoters undertake not to sell, transfer of the minor's share in the property without obtaining prior permission from the competent court of laws.
- (b). Promoters cannot execute a transaction involving a minor's property without ensuring the legal guardian or court authorization is in place.

8. That the contents of this affidavit are true and correct to the best of my/our knowledge and belief, and nothing material has been concealed.

**Deponent**

सुरेश  
(Suresh)

मोहनलाल प्रजापति  
(Mohan Lal Prajapati)

Abhishek  
(Abhishek Prajapati)

सीमा  
(Seema Devi Prajapati)

गोविन्द राम  
(Govind Ram Prajapati)

कैलाश प्रजापति  
(Kailash Prajapati)

पंचुराम  
(Panchu Ram Prajapati)

सिताराम  
(Sitaram Prajapati)

**Verification**

We, hereby declare that the statements made in this affidavit are true and correct to the best of our knowledge and belief.

Verified this on 13.12.2024 at Jaipur

**Deponent**

सुरेश  
(Suresh)

मोहनलाल प्रजापति  
(Mohan Lal Prajapati)

Abhishek  
(Abhishek Prajapati)

सीमा  
(Seema Devi Prajapati)

गोविन्द राम  
(Govind Ram Prajapati)

कैलाश प्रजापति  
(Kailash Prajapati)

पंचुराम  
(Panchu Ram Prajapati)

सिताराम  
(Sitaram Prajapati)



**ATTESTED**

NOTARY  
RAJASTHAN JAIPUR

17 DEC 2024