

CB 192193

FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration by Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty duly Authorized by Promoter - Mansukh Realty for the proposed project- "Mansukh Realty (Shaurya Nagar-1)".

I, Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty having principal place of business – Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That Promoter – **"Mansukh Realty"** has 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 **"Mansukh Realty (Shaurya Nagar-1)"** thereof, as the case may be, shall be completed by promoter is **30-11-2026**
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottee, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For MANSUKH REALTY

R. Gopal

Partner

12 JUN 2025

क्रमांक 5411 दिनांक

रुपये 100/-

नाम मनसरोवर रजमरी

पिता का नाम

पता 957 बाबत जयपुर -B

जयपुर

सौना समतानी (लाइसेन्स नं. 37/2020)
115/145, अमृताल फार्म
मानसरोवर, जयपुर

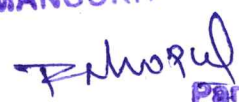
राजस्थान स्टाम्प अधिनियम, 1996 के अन्तर्गत स्टाम्प राशि पर प्रभावी अधिभार	
1. आधारभूत आयसंरचना सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रुपये 10/-
2. गांव और उसको नस्ल के संरक्षण और संरक्षण हेतु (धारा 3-ख)/ प्राकृतिक संपदाओं एवं मानव निर्मित आसराओं के नियंत्रण हेतु-20 प्रतिशत	रुपये 20/-
कुल योग हस्ताक्षर स्टाम्प देण्डर	रुपये 30/-

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.

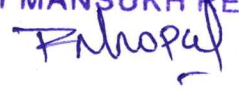
9. That Promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

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 shop, as the case may be, on any grounds.

For MANSUKH REALTY

Partner
Deponent

Verification

I, Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty having principal place of business – Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan), do hereby verify that the contents in para no. 1 to 10 of my above affidavits are true and correct and nothing material has been concealed by me there from.

For MANSUKH REALTY

Partner
Deponent