

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

8 MAR 2025

FORM-B
[See rule 3(4)]
DECLARATION



I, Mahesh Kumar Kalwani Son of Shri Thakur Das Kalwani aged about 48 years R/o 552, Sindhi Colony, Adarsh Nagar, Raja Park, Jaipur, Rajasthan-302004 duly authorized by Gulab Vinayak Private Limited, who is the promoter of the proposed project “**MANU GULAB VIHAR**” situated at Khasra No. 292/14, 294/12, 13, Village- Bed Hatoj, Tehsil-Kalwar, District-Jaipur, Rajasthan-302012, do hereby solemnly declare, undertake and state as under;

1. That promoter has the legal title of the project 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 **05.11.2026**.
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.

For **GULAB VINAYAK PRIVATE LIMITED**

ATTESTED

NOTARY

District Jaipur Rajasthan (India)

13 JUN 2025

Director

क्रमांक 2168... दिनांक 12/6/25

मुद्रांक का मूल्य 50/-

क्रेता का नाम Gulab Vinayak Private Limited

पिता/पति का नाम

पता Jaipur,

वास्ते 



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

राजस्थान स्टाम्प अधिनियम, 1998 के
अन्तर्गत स्टाम्प राशि पर प्रसारित अधिभार

1. आधारभूत अवधारणा सुविधाओं हेतु



(धारा 3-क) 10% रुपये 5

2. ग्राहक और उद्योगिकों के विकास और संवर्धन हेतु

(धारा 3-ख) 10% रुपये 10

कुल योग 15

हस्ताक्षर स्टाम्प विक्रेता 

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / 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 I /promoter shall take all the pending approvals on time, from the competent authorities.
 9. That I /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 I /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 GULAB VINAYAK PRIVATE LIMITED

Director

MAHESH KUMAR KALWANI

Deponent

ATTESTED

NOTARY

Chartered Accountant (India)

13 JUN 2025

VERIFICATION

I, Mahesh Kumar Kalwani Son of Shri Thakur Das Kalwani aged about 48 years R/o 552, Sindhi Colony, Adarsh Nagar, Raja Park, Jaipur, Rajasthan-302004 duly authorized by Gulab Vinayak Private Limited, 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 GULAB VINAYAK PRIVATE LIMITED

Director

MAHESH KUMAR KALWANI

Deponent

ATTESTED

NOTARY

Notary Jaipur Rajasthan (India)

13 JUN 2025