



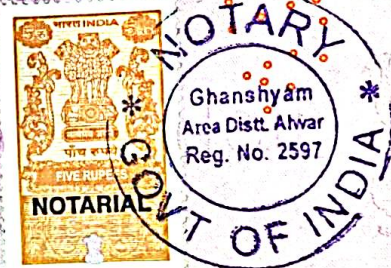
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

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Certificate No. : IN-RJ79078041560482W  
 Certificate Issued Date : 04-Dec-2024 10:46 AM  
 Account Reference : NONACC (SV)/ rj3187804/ BHIWADI/ RJ-AL  
 Unique Doc. Reference : SUBIN-RJRJ318780442782925144928W  
 Purchased by : MGI Infratech Pvt Ltd  
 Description of Document : Article 4 Affidavit  
 Property Description : Vill. Chawandi, Near Kajaria Tile Factory On Alwar Bhiwadi, Megal Highway Alwar, Rajasthan  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : MGI Infratech Pvt Ltd  
 Second Party : NA  
 Stamp Duty Paid By : MGI Infratech Pvt Ltd  
 Stamp Duty Payable (Rs.) : 50  
 (Fifty only)  
 Surcharge for Infrastructure Development (Rs.) : 5  
 (Five only)  
 Surcharge for Propagation and Conservation of Cow (Rs.) : 5  
 (Five only)  
 Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5  
 (Five only)  
 Stamp Duty Amount(Rs.) : 65  
 (Sixty Five only)



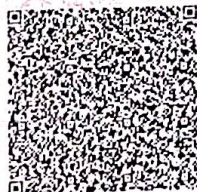
For MGI Infratech Pvt. Ltd.

Auth. Signatory  
 EXECUTANT

sign./Thumb. Attested  
 (as Identified)

Notary Public Distt. Alwar

04 DEC 2024

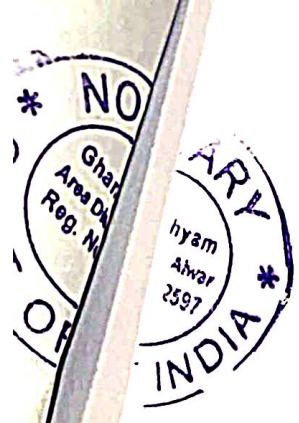


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Statement: Alert!

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 2. The onus of checking the legibility is on the users of this certificate.  
 3. In case of any discrepancy, please inform the Govt. Seal Authority





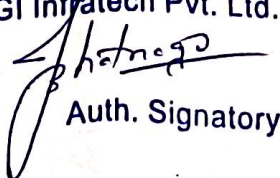
**FORM-B**  
[See rule 3(4)]  
**DECLARATION**

**Affidavit cum Declaration of MR. ISHAN BHATNAGAR promoter of the proposed project "Mega County Township – Phase-II" situated at Khasra No. 193, 191, 509/204, 510/205 of Village Chanwadi Khurd, Tehsil Tijara, District Alwar State Rajasthan**

I, **Ishan Bhatnagar** Son of **Shri Surendra Mohan Bhatnagar**, aged about **34 Years**, R/o **504, Tower – 7, Uniworld Garden, Sohna Road, Subhash Chowk, Sector – 47, Gurgaon, South City II, Haryana 122018** Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by **M/s Mega County Township Private Limited** who have/has a legal title to the land on which the development of the Project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.
2. That the details of encumbrances with **Reliance Home Finance** including details of any rights, title, interest or name of any party in or over such land along with details is attached.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **22.04.2025**.
4. That seventy per cent of the amounts realized 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

For **MGI Infotech Pvt. Ltd.**

  
Auth. Signatory

**EXECUTANT**

Sign./I numb. Attested  
(as Identified)

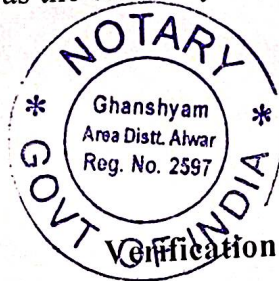
  
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accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion 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 building, as the case may be, on any grounds.



For MGI Infratech Pvt. Ltd.

Dependent Signatory

EXECUTANT

I, **Ishan Bhatnagar** Son of **Shri Surendra Mohan Bhatnagar** aged about **34 Years** R/o **504, Tower - 7, Uniworld Garden, Sohna Road, Subhash Chowk, Sector - 47, Gurgaon, South City II, Haryana 122018** 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 MGI Infratech Pvt. Ltd.

Dependent Signatory

EXECUTANT

Identified by

Sign./Thumb. Attested  
(as Identified)

Notary Public Distt. Alwar

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