

राजस्थान RAJASTHAN

BW 100581

I, Shashi Kant Sharma Son of Kailash Chand Sharma, aged 45 years R/o 81/33, Patel Marg, Jaipur Rajasthan-302020 duly authorized by the Ganpati Greens who is the promoter and POA Holder of Living Builders and Developers Private Limited (Landowner), of the proposed project "SAMURAI VALLEY EXTN." situated at Khasra No. 375, 691/679, Village-Mandau, Tehsil-Sanganer, District-Jaipur, State-Rajasthan do hereby solemnly declare, undertake and state as under:



That Living Builders and Developers Private Limited is the owner of the land on which the development of the project is proposed. Landowner Living Builders and Developers Private Limited has executed power of attorney in favor of Ganpati Greens for the development of the real estate project or phase thereof, as the case may be, is enclosed with application.

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.....23.11.2025
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.

2.2 JUN 2024

ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

For GANPATI GREENS
Shashi Kant Sharma
PARTNER

क्रमांक 1264 दिनांक 13 JUN 2021
प्रेषक का नाम Ganpati Greens
पिठा का नाम
निवासी
मुद्रांक 50 वास्तु 24449

प्रकाश नन्द जीन
स्टाम्प विक्रेता लाईसन्स नं. 98/15
सॉफ्ट नं. 2, नन्दपुरी मार्केट, एका सड़क, कायपुर

अनुसूचित स्टाम्प अधिनियम 1998 के अन्तर्गत
राशि पर प्रभारित अधिभार
1- अगम्य अक्षरसंख्या सुविधाओं हेतु
(धारा 3-क) - 10 प्रतिशत = 08
2- जल और उसकी नाल के संरक्षण और संवर्धन हेतु
(धारा 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित
अपघातों के निवारण हेतु - 20 प्रतिशत = 16
कुल योग

संस्थागत स्टाम्प वेन्डर

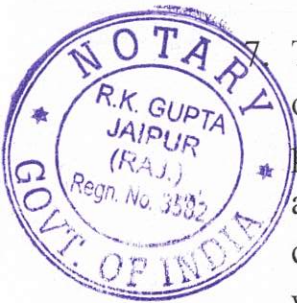


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5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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

NOTARY PUBLIC
JAIPUR (INDIA)

For GANPATI CHALE

PARTNER
Shashi Kant Sharma
(Deponent)

22 JUN 2024