

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

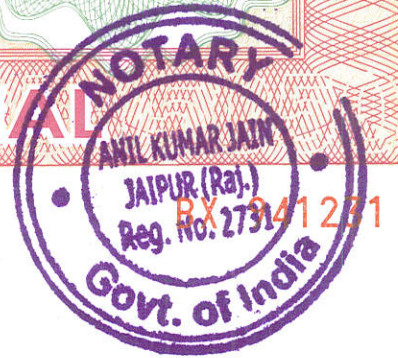
भारत



सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



FORM-B

[See rule 3(4)]

DECLARATION

I, Kavita Meena W/o Balram Meena, aged 32 years R/o B 47 S 1, Manglam City, Kalwar Road, Jhotwara, Jaipur, Rajasthan – 302012 duly authorized by MJB Build Developers who is the promoter of the proposed project “MJB ATHULYAM II” situated at Plot No.4 (Res.), in scheme :- Shiv Shakti Nagar Vistar (Niji Khatedari), District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.
2. That the details of encumbrances amounting Rs. 5,20,00,000/- from AU Small Finance Bank Limited 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 31.05.2027.

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

For MJB Build Developers

कविता मीना

Partner

08 NOV 2024

क्रमांक 7939 दिनांक 6/11/24

मुद्रांक का मूल्य 50/-

क्रेता का नाम MJB Build Developers

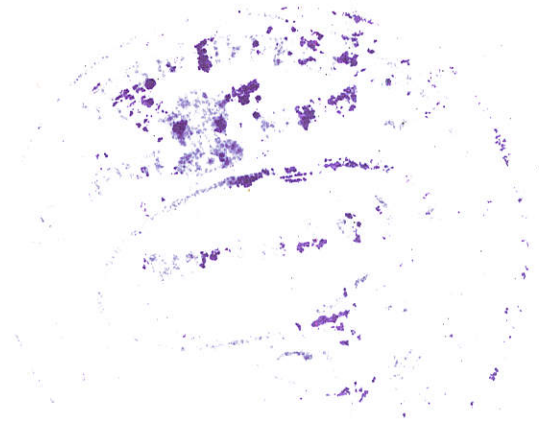
पिता/पति का नाम

पता Jaipur

वास्ते



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



राजस्थान स्टाम्प अधिनियम 1998 के
अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3क) 10% रुपये 5

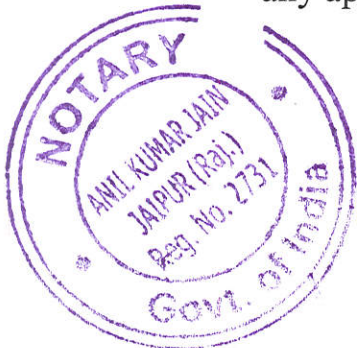
2. गाय और उसकी नस्ल के संरक्षण और
संवर्धन हेतु
(धारा 3ख) 20% रुपये 10

कुल योग 15

हस्ताक्षर स्टाम्प विक्रेता 2

That seventy percent of the amounts realised by promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction 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 That the amounts from the separate account, to cover the cost of theproject, shall be withdrawn in proportion to the percentage of completionof the project.
6. That the amounts from the separate account shall be withdrawn only afterit is certified by an engineer, an architect and a chartered accountant inpractice that the withdrawal is in proportion to the percentage ofcompletion of the project.
7. That promoter shall get the accounts audited within six months afterthe end of every financial year by a chartered accountant in practice, andshall produce a statement of accounts duly certified and signed by suchchartered accountant and it shall be verified during the audit that theamounts collected for a particular project have been utilised for theproject and the withdrawal has been in compliance with the proportion tothe percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from thecompetent authorities.
9. That promoter has furnished such other documents as have beenspecified 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 ofallotment of any apartment, plot or building, as the case may be, on any grounds.



ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

08 NOV 2024

For MJB Build Developers
कविता मीना
Partner
KAVITA MEENA
(Deponent)

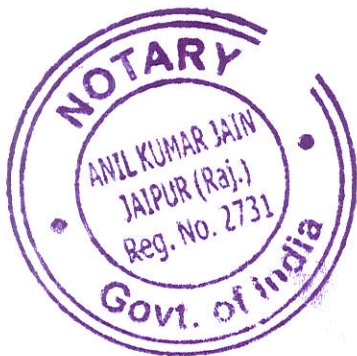


Verification

I, **Kavita Meena** W/o Balram Meena, aged 32 years R/o B 47 S 1, Manglam City, Kalwar Road, Jhotwara, Jaipur, Rajasthan – 302012 duly authorized by MJB Build Developers 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 MJB Build Developers
कविता मीणा
Partner

KAVITA MEENA
(Deponent)



ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)
08 NOV 2024