



FORM-B
[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of M/S MOJIKA REAL ESTATE AND DEVELOPERS PRIVATE LIMITED promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 31.10.2017

I Shri Ganga Sahay Sharma s/o Late Shri Sitaram Sharma, aged 43 years R/O village daluwala, Renwal Maji, Teh Faggi Jaipur, Rajasthan, Purchase Manager of the proposed project / duly authorized by the promoter of the **Mojika Real Estate and Developers Private Limited** do hereby solemnly declare, undertake and state as under:

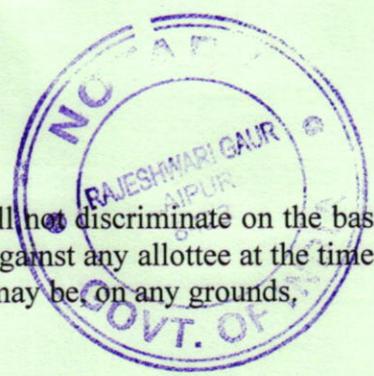
1. The land owner Ramlal Jat & Gopal Lal Jat has entered into a Developer Agreement with Mojika Real Estate And Developers Pvt Ltd , who have/has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along 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 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 30.11.2019.
4. That seventy per cent 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Ganga
Authorised Signatory

ATTESTED
7.11.2017
NOTARY
GOVT. OF INDIA, JAIPUR

OF INDIA



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,

(Deponent)
For Mojika Real estate And Developers Pvt Ltd

Ganga Sahay Sharma
Ganga
(Authorized Signatory)

Verification

I Shri Ganga Sahay Sharma s/o Late Shri Sitaram Sharma,, aged 43 years R/O village daluwala, Renwal Maji, Teh Faggi Jaipur, Rajasthando 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.

Verified by me at JAIPUR on this 3rd day of November, 2017

(Deponent)
For Mojika Real estate And Developers Pvt Ltd

IDENTIFIED BY
Daxel

For Mojika Real Estate & Developers (P) Ltd.
Ganga Sahay Sharma
Ganga
(Authorized Signatory)

ATTESTED
Ges
7-11-2017
NOTARY
GOVT. OF INDIA, JAIPUR

क्रमांक 4787 दिनांक 3/11/2017
 मुद्रांक नुस्य 100
 क्रेता का नाम श्री रिम केशव मोसाम्यन
 पित्त का नाम श्री रिम केशव मोसाम्यन
 मुद्रांक खरीदने का जाशव. *[Signature]*

[Signature]
 मोसाम्यन
 श्री रिम

राजस्थान अधिवास एवं विकास विभाग राजस्थान राज्य पर भूतन्त्र विभाग	107
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पता कमला Tower
 Tank Road

[Signature]
 अशा लखानी
 स्टाम्प पेपर विक्रेता
 ला. नं. 02/09
 जिला एवं सत्र न्यायालय, जयपुर

[Signature]

For Molkia Real Estate & Developers (P) Ltd.

Authorised Signatory