



राजस्थान RAJASTHAN



FORM-B
[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of M/S MOJIKHA 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 5.07.2017

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 is owned by Mojika Real Estate and Developers Private Limited 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.

ATTESTED
For Mojika Real Estate & Developers (P) Ltd.
Ganga
Authorised Signatory

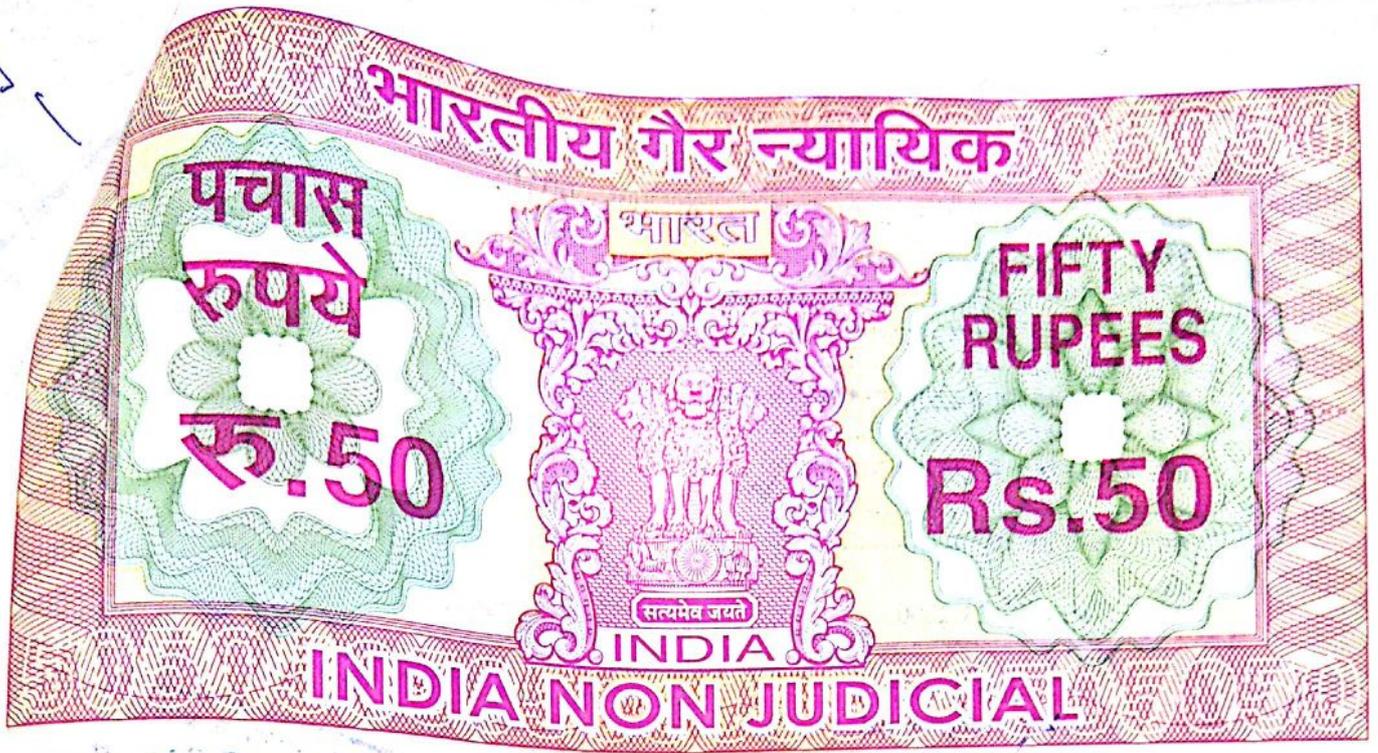
NOTARY PUBLIC
JAIPUR, RAJASTHAN, INDIA
28 JUL 2017

क्रमांक 980 दिनांक का दिन 28-7-2017
 28 JUL 2017
 मुद्रांक का मूल्य 50 = 2/100/-
 क्रेता का नाम श्री. राजेश कुमार
 पिता/पति का नाम श्री. 704-706, 7th cross
 निवास स्थान 7th cross
 मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य का सूचना देना
 इस्तेमाल की दशा में हस्ते का नाम पति
 क्रेता/हस्ते के हस्ताक्षर 28-7-2017

Devered

सा. नं० 23/2000
 सुदेश कुमार शर्मा
 सा. स्टाम्प विक्रेता
 पारिवारिक न्यायालय एवं
 11, अमोरपुरा, सोडाला, बयलपुर

राजस्थान स्टाम्प अधिनियम 1956 के अन्तर्गत
 स्टाम्प कर्ता का - निम्नलिखित
 (1) आधारभूत अधिसूचना क्रमांक 1/1956
 (2) गण्य और नगण्य स्टाम्प अधिनियम 1956
 अधिनियम 10/1956
 8 अगस्त 1956



राजस्थान RAJASTHAN

P 788285



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 31.01.2021.
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.

ATTESTED

NOTARY PUBLIC
JAIPUR RAJ. INDIA

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

28 JUL 2017

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 Mojika Real Estate & Developers (P) Ltd.
[Signature]
 Deponent
 Authorised 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 27th day of July, 2017



For Mojika Real Estate & Developers (P) Ltd.
[Signature]
 Authorised Signatory
 Deponent

ATTESTED
[Signature]
 NOTARY PUBLIC
 JAIPUR (Raj.) INDIA

28 JUL 2017