



**FORM-B**

[see rule 3(4)]

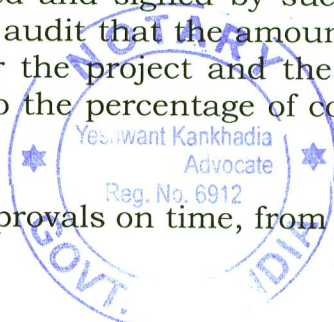
**DECLARATION**

**Affidavit cum Declaration of Mr. Jagdishprasad M. Joshi  
duly authorized by the promoter Jaipur Motels And Buildstates Private  
Limited of the proposed project Mansion Royale:**

I, Jagdishprasad M. Joshi aged 62 years son of Late Sh. Mohanlal Bhojraj Joshi R/o 2001-2002, Tivoli, Central Avenue, Hiranandani, Powai, Mumbai 400076 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
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 18.08.2022.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

12 APR 2019



AT. I  
NOTARY JA  
INDIA

19 MAR 2019

क्रमांक 4356

मुद्रांक का मुख्य

क्रमांक का मुख्य

पता

मुद्रांक चर

जयपुर म 2 लरु 255 (अनुरोध 5000)

86 514527

मदन लाल गुप्ता  
ला. नं. 4/00 स्टाम्प वेन्डर  
जे.डी.ए. परिसर, जयपुर

19 MAR 2019

|                                                                           |                           |
|---------------------------------------------------------------------------|---------------------------|
| राजस्थान स्टाम्प अधिनियम, 1993 के अन्तर्गत स्टाम्प सचि पर प्रसारित अविचार |                           |
| 1. आवश्यकतानुसार सुविधाओं का                                              | (पता 3- 3) - 1000 रु. 100 |
| 2. गलत क्रमांक                                                            | (पता 3- 3) - 1000 रु. 100 |
| कुल योग 200                                                               |                           |
| हस्ताक्षर स्टाम्प वेन्डर                                                  |                           |

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 Jaipur Motels & Buildestates Pvt. Ltd.

*M. S. Joshi*  
Authorised Signatory.  
Deponent

### Verification

I, Jagdishprasad M. Joshi aged 62 years son of Late Sh. Mohanlal Bhojraj Joshi R/o 2001-2002, Tivoli, Central Avenue, Hiranandani, Powai, Mumbai 400076 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.

Verified by me at Jaipur on this 20<sup>th</sup> day of March 2019.

For Jaipur Motels & Buildestates Pvt. Ltd.

*M. S. Joshi*  
Authorised Signatory.  
Deponent



AT. L. 0  
*[Signature]*  
NOTARY J. S. JOSHI

12 APR 2019