



सत्यमेव जयते



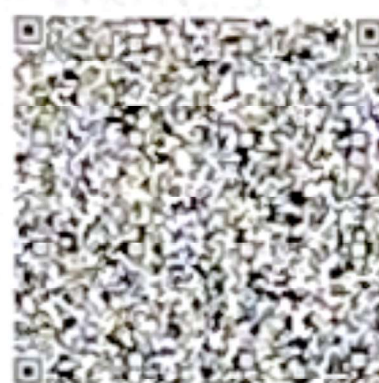
IN-RJ71931478653596W

INDIA NON JUDICIAL
Government of Rajasthan

e-Stamp



Certificate No.	: IN-RJ71931478653596W
Certificate Issued Date	: 23-Oct-2024 01:42 PM
Account Reference	: NONACC (SV)/ rj3304904/ SANGANER/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ330490428927739942650W
Purchased by	: MGB PRIME ESTATES LLP
Description of Document	: Article 4 Affidavit
Property Description	: 57, LIONS LANE, SIRSI ROAD, JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MGB PRIME ESTATES LLP
Second Party	: RERA
Stamp Duty Paid By	: MGB PRIME ESTATES LLP
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 5 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 5 (Five only)
Stamp Duty Amount(Rs.)	: 65 (Sixty Five only)



ATTESTED

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JAIPUR (RAJ.)

26 OCT 2024

MGB PRIME ESTATES LLP

hirdha
Designated Partner

QE 0009745481

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



FORM-B
[see rule 3(4)]



AFFIDAVIT CUM DECLARATION

I, Girdhari Dukiya S/o Balu Ram Dukiya aged 30 years R/o Bhilal, Nagaur, Rajasthan-341519 duly authorized by the promoter of the proposed project "ACROPOLIS" to be set up at Khasra No. 36/5, Village- Mandau, Teh- Sanganer, Jaipur, Rajasthan -302029 do hereby solemnly declare, undertake and state that:-

1. That promoter have 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 31-Dec-2027.
4. That seventy per cent of the amounts realized 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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Designated Partner

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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.

FOR MGB PRIME ESTATES LLP
MGB PRIME ESTATES LLP

Girdhari
Designated Partner

GIRDHARI DUKIYA
Deponent

VERIFICATION

I, Girdhari Dukiya S/o Balu Ram Dukiya aged 30 years R/o Bhilal, Nagaur, Rajasthan-341519 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 26th day of Oct, 2024.

FOR MGB PRIME ESTATES LLP

MGB PRIME ESTATES LLP

Girdhari
Designated Partner
GIRDHARI DUKIYA

Deponent

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