



राजस्थान RAJASTHAN

Affidavit

AT 456640

I, Rajesh Kumar Sharma 'Son' of Mr. Girdhari Lal Sharma R/o B-22 Hastinapur Vistar Maharana Pratap Nagar, Panchyawala, Vaishali Nagar, Jaipur (Raj.) duly authorized by the Promoter, Manglam Build Developers Limited, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project 'Manglam Garden City Part I' situated at Khasra Nos. 1774/1, 1775/1, 2042, 2045 to 2049, 2083 to 2086, 2050, 2051, 2053/1, 2075, 2076, 2078 to 2082, 2039/5, 2040/5, 2088/5, 2107/1, 2108/1, 2039/4, 2040/4, 2088/4, 2089/3, 2039/3, 2040/3, 2088/3, 2089/2, 2039/1, 2040/1, 2041/2, 2087/2, 2088/1, 2089/1, 2039/2, 2040/2, 2088/2, 2041/1, 2087/1, 2089/2872, Plot (Part B) Village Muhana, Sanganer, Jaipur (Rajasthan) under the provisions of the Real Estate Regulation and Development Act, 2016 read with the Rajasthan Real Estate (Regulation and Development) Rules, 2017
2. That the draft Agreement for Sale attached with our aforesaid application is based on model draft provided as Form G under the Rajasthan Real Estate (Regulation and Development) Rules, 2017 by customizing the same as per the requirement of our project and the contractual terms offered by us to the customers, while observing the framework of the Real Estate Regulation and Development Act, 2016 and Rajasthan Real Estate (Regulation and Development) Rules, 2017.
3. That the draft Agreement to Sale is not in derogation of or inconsistent with the Real Estate Regulation and Development Act, 2016 and the rules made there under.

For Manglam Build Developers Ltd.

*[Signature]*

Authorised Signatory

**ATTESTED**

NOTARY PUBLIC  
JAIPUR (RAJ.) INDIA

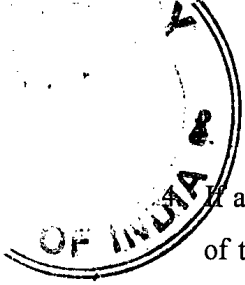
**2 AUG 2021**

क्रमांक १७८५ दिनांक २३.७.२०२१  
 मुद्रांक का मूल्य ८५/- मास्ते  
 क्रेता का नाम प्रेमलाल शर्मा  
 पिता/पति का नाम  
 निवास स्थान  
 क्रेता के हस्ताक्षर



|                                                                                                                                 |                |
|---------------------------------------------------------------------------------------------------------------------------------|----------------|
| राजस्थान स्टाम्प अधिनियम १९९८ के अन्तर्गत<br>स्टाम्प राशि पर प्रभारित अधिभार                                                    |                |
| १. आधारभूत आवश्यकता सुविधाओं हेतु<br>(धारा ३-१५)-१०% रुपये                                                                      | ८५/-           |
| २. गति और उद्योग वस्त्रों के संयोजन हेतु<br>(धारा ३-१६)/प्राकृतिक संसाधनों एवं मानव विपन्नता<br>आपदाओं के निवारण हेतु-२०% रुपये | १५/-           |
| हस्ताक्षर स्टाम्प देण्डर                                                                                                        | कुल राशि १००/- |

श्री राजकुमार सेनी  
 ला. नं. ५८/९७ (स्टाम्प विक्रेता)  
 नगर निगम (मुख्यालय) के पास  
 टोंक रोड़, जयपुर (राज.)



If any clause or portion of the agreement to sale (ATS) is declared to be in violation of the Real Estate Regulation and Development Act, 2016 or Rajasthan Real Estate (Regulation and Development) Rules, 2017, the said clause or portion of agreement to sale shall be deemed to be non-existence and in such case clause of model form G shall be applicable.

5. That if any contradiction arises in the future, then M/s Manglam Build-Developers Limited will be responsible for it.

For Manglam Build Developers Ltd.

Deponent

Authorised Signatory

### Verification

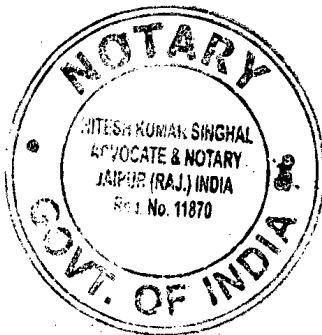
I, Rajesh Kumar Sharma Son of Mr. Girdhari Lal Sharma R/o B-22 Hastinapur Vistar Maharana Pratap Nagar, Panchyawala, Vaishali Nagar, Jaipur (Raj.) do hereby verify that the contents in above paras of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 2 AUG 2021 On this 2 day of AUG.

For Manglam Build Developers Ltd.

Deponent

Authorised Signatory



**ATTESTED**  
NOTARY PUBLIC  
JAIPUR (RAJ.) INDIA  
**2 AUG 2021**

Affix Color  
photograph of  
Allottee/First  
Allottee With  
signature across  
the photograph

Affix  
Color photograph  
of the authorized  
signatory of  
Promoter  
with signature  
across the  
photograph

**Agreement for Sale**

This **AGREEMENT FOR SALE** (hereinafter referred to as "**Agreement**", which expression shall include the Schedule(s) hereof and all amendments to be made from time to time) is executed at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ by and between:

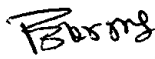
**1. Parties to this Agreement:**

**Manglam Build-Developers Limited** (CIN: U45201RJ2008PLC026256) a limited company incorporated under the provisions of the Companies Act, 1956 and having its registered office situated at 6th Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur (Raj.) its PAN: AAFCM4862Q represented by its authorised signatory Shri ..... (Aadhar No. ...., PAN: ..... ) authorized vide Board resolution dated ....., hereinafter referred to as the "**Promoter**" or "**Seller**" (*which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Promoter and its assignees, legal successor(s) in interest*) of the **ONE PART**.

**AND**

[if the allottee is an individual]  
Mr./Mrs./Ms..... son/daughter/wife of Mr.  
..... aged about ..... years,  
R/o..... (Aadhar No. ....) (PAN ..... )  
(hereinafter singly/ jointly, as the case may be, referred to as the "**Allottee(s)**", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include the said Allottee, their legal successor(s), administrators, executors successors & permitted assignees) of the **OTHER PART**.

For Manglam Build Developers Ltd.

  
Authorized Signatory

[if the allottee is a partnership firm]

M/s ..... a partnership firm, duly registered and existing under the provisions of the Indian Partnership Act, 1932, having its principle place of business at .....(PAN-.....) through the partner Mr./Ms.....(Aadhar No.....) duly authorized vide authority letter dated ..... passed and signed by all the partners constituting the firm, (Copy enclosed) (hereinafter referred to as the "**Allottee(s)**", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include the said Allottee, their legal successor(s), administrators, executors successors & permitted assignees including those of the respective partners) of the **OTHER PART**.

Or

[if the allottee is a company]

M/s.....(CIN No.....) a Company incorporated under the provisions of the Companies Act, 1956 / having its registered office at .....and its PAN is..... through Mr. ....(Aadhar No.....), its authorized signatory who has been duly empowered vide Board Resolution dated ..... (hereinafter jointly and severally, as the case may be, being the allottee(s) of the Unit hereinafter, referred to as the "**Allottee(s)**", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include the said Allottee, their legal successor(s), administrators, executors successors & permitted assignees) of the **OTHER PART**.

Or

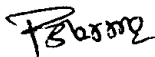
[if the allottee is HUF]

Mr./Ms. ....(Aadhar No.....) son/daughter/wife of ..... aged about..... years for self and as the Karta of the HUF, having its place of business/ residence at.....(PAN-.....) (hereinafter referred to as, "**Allottee(s)**", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include the said Allottee, him and each of the members constituting the HUF, their Heirs, administrators, executors, successors & permitted assignees) of the **OTHER PART**.

The Promoter and the Allottee(s) shall hereinafter be collectively referred to as "**Parties**" and individually as a "**Party**".

For Manglam Build Developers Ltd.

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Authorised Signatory