



FORM-B

[see rule 3 (4)]

DECLARATION

Affidavit cum Declaration of Mr. Rajnish Kumar Saini duly authorized by the promoter of the proposed project/the promoter of the proposed project vide its authorization dated 02.03.2023.

I RAJNISH KUMAR SAINI S/O RADHE SHYAM, aged 46 year, resident of Near Palival Sadan, Ward no.43, Ambedkar Nagar, Sikar, Rajasthan-332001, duly authorized by the Promoter of the proposed project/the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

1. That the land is owned By **RAJNISH KUMAR SAINI, AJIT SINGH, DAMODAR PRASAD, MUKESH KUMAR SAINI, RAKESH KUMAR JOSHI, AND SYED ANNAS MIYAN,** (promoter) Who have/has a legal title to the land on which the development of the project proposed on the name of " **NANDAN VIHAR** ".
2. That the said land is free from all encumbrances.
3. That the time period within which the project or its phase therof, as the case may be, shall be completed by promoter is 01.03.2024 .
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 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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NOTARY PUBLIC
SIKAR (Rajasthan)

6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That We, 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 amount 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 project.

8. That We shall take all the pending approvals on time, from the competent authorities.

9. That We have 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 We shall not discriminate on the basis of caste, 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.

Verification

I **RAJNISH KUMAR SAINI S/O RADHE SHYAM**, aged 46 year, resident of Near Palival Sadan, Ward no.43, Ambedkar Nagar, Sikar, Rajasthan-332001, 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 there from.

Verified by me at Sikar on this 02nd day of March 2023.

25/03/2023
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NOTARY PUBLIC
SIKAR (Rajasthan)

