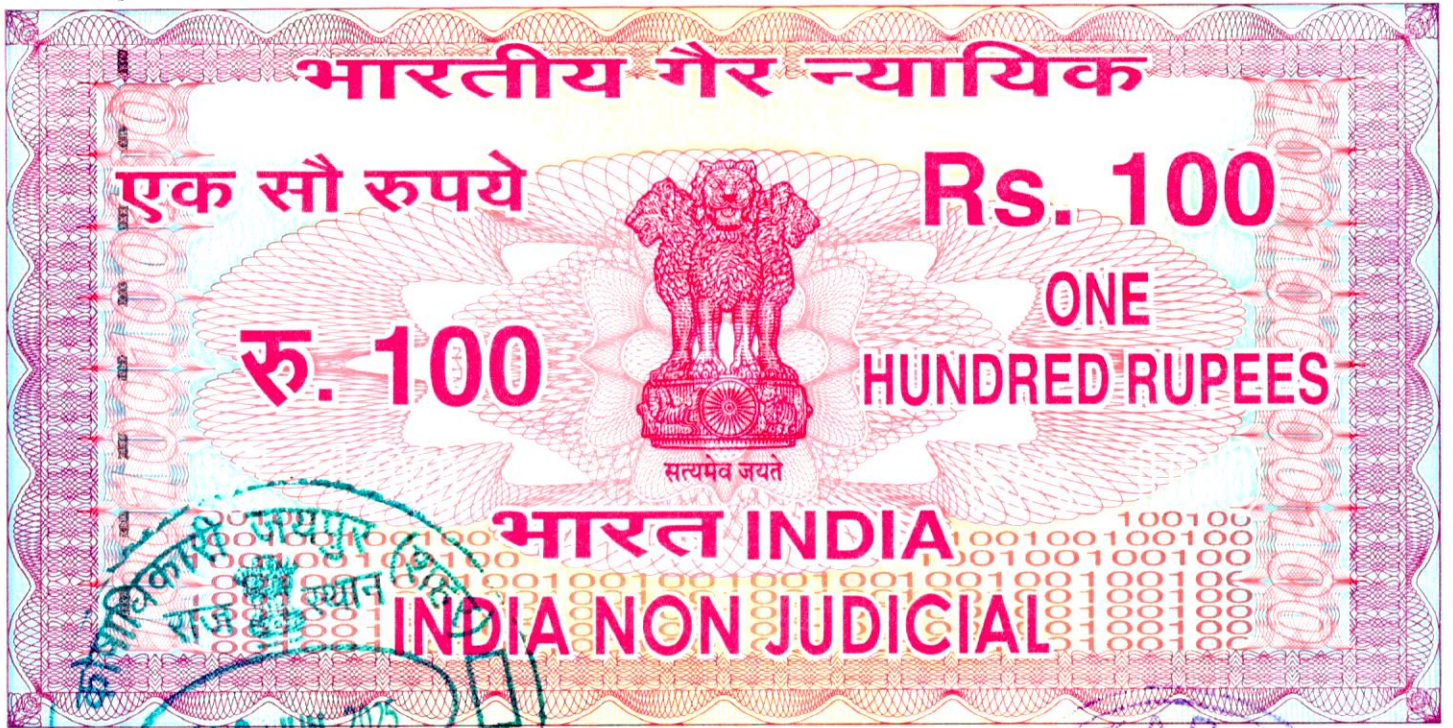




राजस्थान RAJASTHAN

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Vikas Sharma promoter of the proposed project.

I, **Vikas Sharma** s/o **Nardev Lal Sharma**, aged about **45 years**, r/o **B-32, 2nd Floor, New Delhi, South Extension-II, South Delhi, Delhi - 110049** promoter of the proposed project "**Avani Enclave Ph. 3**" 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 **31-07-2026** (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

ATTESTED

NOTARY
District Jaisalmer, Rajasthan (India)
11 JUL 2025

[Signature]

10 JUL 2025

क्र.सं. 02920 दिनांक

क्रेता का नाम:- VIKAS SHARMA

पिता का नाम:- NARDEV LAL SHARMA

निवासी :- B-32, NEW DELHI SOUTH EXTENSION-II, SHOUTH, DELHI-110049

मुद्रांक :- 100/- वास्ते :- AFFIDAVIT



मकबूल खान
स्टाम्प विक्रेता ला. नं. 07/2017
एम के फोटो स्टेट एण्ड स्टेशनर्स
बी-10 सिद्धि विमल्यक कॉम्प्लेक्स
संजीवनी हॉस्पिटल के सामने
न्यू सागानेर रोड़, सोड़ाला, जयपुर

21/7/25

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार		
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) -	10%	रुपये 10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु -	20%	रुपये 20/-
	कुल योग	30/-
हस्ताक्षर स्टाम्प वेंडर		

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.

9. That 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 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 ground.

Deponent

For Project: - Avani Enclave Ph. 3



**Vikas Sharma
(Promoter)**

VERIFICATION

I, **Vikas Sharma s/o Nardev Lal Sharma**, aged about **45 years**, r/o **B-32, 2nd Floor, New Delhi South Extension-II, South Delhi, Delhi - 110049**, 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.

Deponent

For Project: - Avani Enclave Ph. 3



**Vikas Sharma
(Promoter)**

ATTESTED



NOTARY

District Jaipur Rajasthan (India)

11 JUL 2025