



FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Sanjay Kumar Poddar promoter of the proposed Project "MOUNT CAPITAL GREEN" situated at Khasra No. 400 Revenue Village- Devipura, Ward No. 28, At Rani Sati Road, Dadhichi Nagar, District- Sikar, State Rajasthan duly authorized by the M/s G RAJ INFRATEK of the proposed project vide its/his/their authorization dated _____ :

Sanjay Kumar Poddar Son of Sh. Indra Mal aged 46 Years R/o 182 Ward No. 17 Sector No. 2/18, Housing Board, Sikar, Rajasthan-332001. Promoter of the proposed project / duly authorized by the M/s G RAJ INFRATEK of the proposed project do hereby solemnly declare, undertake and state as under:

1. The land is owned by Shri Nirmal Kumar Mishra and Shri Navin Kumar Mishra and who have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application
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 19/03/2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For: G-RAJ INFRATEK

Sanjay Poddar
PARTNER

ATTESTED

Aw - 12-4-23
NOTARY PUBLIC
SIKAR (Rajasthan)

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.
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: G-RAJ INFRATEK
Sanjay Poddar
Deponent
PARTNER

Verification

I, Sanjay Kumar Poddar Son of Sh. Indra Mal aged 46 Years R/o 182 Ward No. 17 Sector No. 2/18, Housing Board, 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 therefrom.

For: G-RAJ INFRATEK
Deponent *Sanjay Poddar*
PARTNER

IDENTIFIED BY ME

ATTESTED
Aw 12-4-23
NOTARY PUBLIC
SIKAR (Rajasthan)