



सत्यमेव जयते



IN-RJ59092087604576Y

# INDIA NON JUDICIAL

## Government of Rajasthan

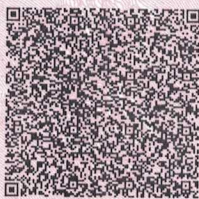
e-Stamp



|                                                                 |                                                              |
|-----------------------------------------------------------------|--------------------------------------------------------------|
| Certificate No.                                                 | : IN-RJ59092087604576Y                                       |
| Certificate Issued Date                                         | : 17-Feb-2026 12:48 PM                                       |
| Account Reference                                               | : NONACC (SV)/ rj3242804/ GOKULPURA/ RJ-JP                   |
| Unique Doc. Reference                                           | : SUBIN-RJRJ324280495851140466917Y                           |
| Purchased by                                                    | : VIKAS HEIGHTS THRU PARTNER SITARAM TAKAR                   |
| Description of Document                                         | : Article 4 Affidavit                                        |
| Property Description                                            | : G-106, KARDHANI, GOVINDPURA, KALWAR ROAD, JHOTWARA, JAIPUR |
| Consideration Price (Rs.)                                       | : 0<br>(Zero)                                                |
| First Party                                                     | : VIKAS HEIGHTS THRU PARTNER SITARAM TAKAR                   |
| Second Party                                                    | : NA                                                         |
| Stamp Duty Paid By                                              | : VIKAS HEIGHTS THRU PARTNER SITARAM TAKAR                   |
| Stamp Duty Payable (Rs.)                                        | : 50<br>(Fifty only)                                         |
| Surcharge for Infrastructure Development (Rs.)                  | : 5<br>(Five only)                                           |
| Surcharge for Propagation and Conservation of Cow (Rs.)         | : 5<br>(Five only)                                           |
| Surcharge for Relief from Natural and Man-made Calamities (Rs.) | : 5<br>(Five only)                                           |
| Stamp Duty Amount(Rs.)                                          | : 65<br>(Sixty Five only)                                    |

For VIKAS HEIGHTS

*[Signature]*  
PARTNER



ATTESTED

*[Signature]*

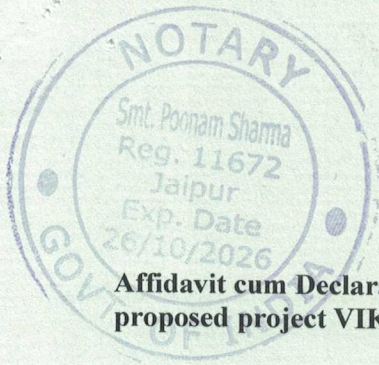
NOTARY PUBLIC  
GOVT. OF INDIA JAIPUR

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PF 0042774966

### 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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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)]

**DECLARATION**

**Affidavit cum Declaration of Mr SITARAM TAKAR duly authorized by the promoter of the proposed project VIKAS HEIGHTS IV vide authorization letter dated 10-02-2026:**

1. I, SITARAM TAKAR S/O HIRA RAM TAKAR, aged 47 years R/o VILLAGE MOONDLI, RENWAL, JAIPUR-303603 authorised signatory of the proposed project "VIKAS HEIGHTS IV" under M/s VIKAS HEIGHTS authorized by the promoter of the proposed project "VIKAS HEIGHTS IV" under M/s VIKAS HEIGHTS do hereby solemnly declare, undertake and state as under:
2. That M/s VIKAS HEIGHTS (Promoter) have a legal title to the land bearing G-3B, KANAK VRINDAVAN AT SIRSI ROAD, JAIPUR on which the development of the project is proposed.
3. That the Promotor has taken a loan from IIFL Home finance limited of Rs 7,00,10,000.00 (RS. seven crores ten thousands only)
4. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31-12-2028.
5. 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.
6. 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.
7. 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.
8. That I / 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That promoter shall take all the pending approvals on time, from the competent authorities.
10. That promoter have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
11. 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 VIKAS HEIGHTS

Deponent

PARTNER

Verification

I, SITARAM TAKAR S/O HIRA RAM TAKAR, aged 47 years R/o VILLAGE MOONDLI, RENWAL, JAIPUR-303603 authorised signatory of the proposed project "VIKAS HEIGHTS IV" under M/s VIKAS HEIGHTS 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. I will solely responsible for it and will indemnify as per law.

Verified by me at jaipur on this 10<sup>th</sup> day of February, 2026.

For VIKAS HEIGHTS

Deponent

PARTNER

**ATTESTED**

NOTARY PUBLIC  
GOVT OF INDIA JAIPUR