



राजस्थान RAJASTHAN

FORM-B

[see rule 3(4)]

BM 181657

DECLARATION

**Affidavit cum Declaration of Mr. Pawan Kumar Narwani duly authorized by the promoter of the proposed project vide his authorization dated 17-08-2023 (Authorization Letter Date).**

I, **Pawan Kumar Narwani S/o Hiralal Narwani** aged about **27 Years** R/o **Ward No. 33, Patel Marg, Sikar, Rajasthan-332001** duly authorized by the promoter **M/s Madhav Builders And Developers** of the proposed project "**Madhav Vihar - 2**" do hereby solemnly declare, undertake and state as under:

1. That the land is owned by **Mr. Mahesh Kumar Bhoot, Mr. Deoki Nandan Agarwal, Mr. Dashrathkumar Bhoot, Mr. Ramavtar Bhoot, Mr. Surendra Kumar Mahavir Prasad Agarwal represented by POA Holder Mr. Banwari Lal Sharma** who have/has 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 **31-03-2025** (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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

ATTESTED

NOTARY PUBLIC  
SIKAR (Rajasthan)

For: Madhav Builders And Developers

PARTNER

क्रमांक-1781 दिनांक 08-09-2023 मैसर्स माधव बिल्डर्स एण्ड डवलपर्स, 303, भास्कर मेगा  
मॉल, स्टेशन रोड, सीकर जरिये अधिकृत भागीदार पवन कुमार नारवानी पुत्र हीरालाल  
नारवानी निवासी पोलो ग्राउण्ड, सीकर (राज0)

गान्धी - श्री देवा

  
सुभाष कुमार शर्मा पुत्र श्री मालीराम  
मो.नं.9782907027 तारीख 08/09/2022-23  
मुद्रांक विभाग स्थान कोटि बाग, सीकर  
प्लॉट प्लॉट नं. 110, गंगा नदी, सीकर (राज0)

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 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 grounds

**Deponent**  
**For - Madhav Builders And Developers**

*For: Madhav Builders And Developers*

*Pawan Kumar Narwani*  
**Pawan Kumar Narwani**  
**(Authorized Signatory)**

**VERIFICATION**

I, **Pawan Kumar Narwani S/o Hiralal Narwani** aged about **27 Years** R/o **Ward No. 33, Patel Marg, 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: Madhav Builders And Developers*

**IDENTIFIED BY ME**

**ATTESTED**  
*A* 12-8-23  
**NOTARY PUBLIC**  
**SIKAR (Rajasthan)**

*Pawan Kumar Narwani*  
**Deponent**