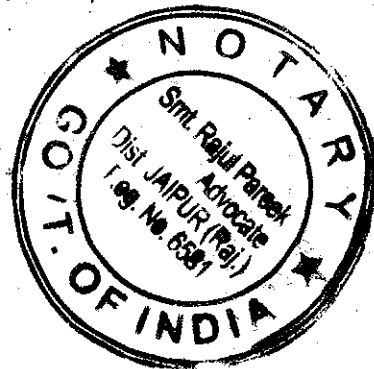
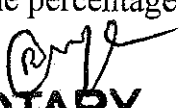




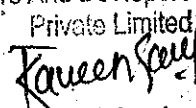
FORM-B
[See rule 3(4)]
DECLARATION

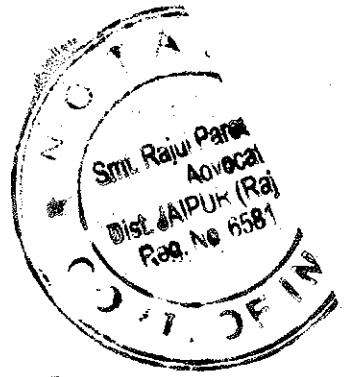
I, Naveen Gaur Son of Girraj Prasad Sharma Aged 39 years, R/o 268, Scheme No. 4, Alwar, Rajasthan-301001 duly authorized by M/s Advika Infrastructure And Developers Private Limited who is the promoter of project "Czar" situated at Khasra No./ Plot No.B-275,303,304, Budh Vihar, Alwar - 301030 (Rajasthan) do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Gayatri Sethi, Suresh Kumar Sethi and Chirag Sethi 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 **13.02.2019**
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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
Jaipur District
Rajasthan

25 FEB 2022

For Advika Infrastructure And Developers
Private Limited

Director



क्र. 26496 विक्रय का दिनांक

25 FEB 2022

मूल्यांकन का मूल्यांकन

क्र. का नाम

पिता एवं पति

निवासी

मुद्रांक खरीदने एवं सम्बन्धित कार्य का मूल्यांकन

हितेश रंगटा

क्र. नं. 691/2020

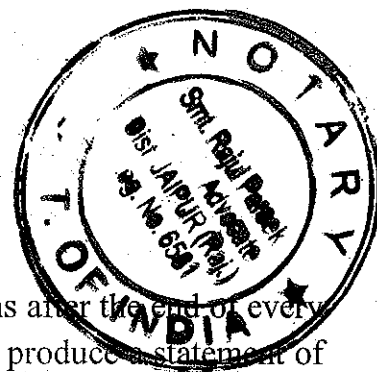
नौन प्रचलित/स्टाम्प विक्रेता

अवकाश भवन पौचकनी जयपुर

25 FEB 2022

विक्रय का दिनांक अधिनियम, 1998 के अन्तर्गत	
प्रमाण प्रसि पर प्रभारित अधिभार	
अधिसूचित अवसरचना सुविधाओं हेतु	
(अ. 3-क) -10% रुपये	5
अन्य सुविधाओं हेतु	10
अन्य सुविधाओं हेतु	15
अन्य सुविधाओं हेतु	17

(2)



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 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 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 Advika Infrastructure And Developers
Private Limited

Naveen Gaur
Director
(Deponent)

IDENTIFIED BY
(Signature)

25 FEB 2022

Verification

I, Naveen Gaur Son of Girraj Prasad Sharma Aged 39 years, R/o 268, Scheme No. 4, Alwar, Rajasthan-301001 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.

ATTESTED

(Signature)
NOTARY
Jaipur District
Rajasthan

25 FEB 2022

For Advika Infrastructure And Developers
Private Limited

Naveen Gaur
Director
(Deponent)