

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

24 NOV 2025



CB 168145

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

I, Rajiv Saraf S/o Natwarlal Saraf, aged 68 years, R/o Natwar Lal Saraf Complex, Opp. M.G. Hospital Nai Abadi, Banswara, Rajasthan-327001 who is the promoter of the proposed project "MAN SAGAR" situated at Khasra No. 27, 3735/28, 3726/32, 33, 34, 36, 37, 3730/25, 3731/26, 3733/32, 3736/35, 4566/3729, Village- Banswara, Tehsil- Banswara, Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.

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 ...08.12.2026.

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



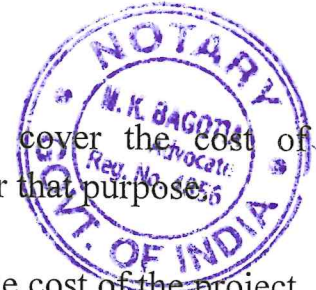
ATTESTED

NOTARY JAIPIUR

06 MAY 2026

(Signature)

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
8. That I /promoter shall take all the pending approvals on time, from the competent authorities.
9. That I /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 I /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.



ATTESTED

NOTARY JAPUR
Bihar

06 MAY 2026

Rajiv Saraf
Deponent



VERIFICATION

I, Rajiv Saraf S/o Natwarlal Saraf, aged 68 years, R/o Natwar Lal Saraf Complex, Opp. M.G. Hospital Nai Abadi, Banswara, Rajasthan-327001, 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.

Rajiv Saraf
Deponent



ATTESTED

NOTARY **M.K. BAGOTIA**
Advocate
Reg. No. 4856

06 MAY 2026