



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

Affidavit cum Declaration by Sunil Kumar Yadav, Partner/Authorized Signatory of N S Developers duly Authorized by Promoter – N S Developers for the proposed project- "Akira Havenwoods".

I, Sunil Kumar Yadav, Partner/Authorized Signatory of N S Developers having principal place of business
= Plot No. 266, Scheme Vardhman Nagar-B, Badarwas, Ajmer Road, Jaipur, 302006, Rajasthan, do hereby solemnly declare, undertake and state as under: -

1. That the Promoter "**N S Developers**" and others Promoters Chittar Mal Choudhary, Kailash Chandra Choudhary, Om Prakash Choudhary and Shyoji Ram Choudhary a Legal title to the Land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project "**Akira Havenwoods**" thereof, as the case may be, shall be completed by promoter by **29-02-2032**.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottee, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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
RAJASTHAN JAIPUR**

29 MAR 2026

For N S DEVELOPERS

PARTNER

22302

28 MAR 2026

क्रमांक..... दिनांक.....

रूपये.....

नाम.....

पिता का नाम.....

पता..... बाबत.....

श्री 242192 रायपुर
राम

NS developer

मेना समतानी (लाइसेन्स नं. 37/2020)
115/145, अग्रवाल फार्म
मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभावी अधिभार		
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रूपये 10/-	
2. गाय और उसकी नस्ल के संरक्षण और शक्ति हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20 प्रतिशत	रूपये 20/-	
कुल योग हस्ताक्षर स्टाम्प वेण्डर	रूपये 30/-	

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 shop, as the case may be, on any grounds.

For N S DEVELOPERS

Sunil
PARTNER

Deponent

Verification

I, Sunil Kumar Yadav, Partner/Authorized Signatory of N S Developers having principal place of business – Plot No. 266, Scheme Vardhman Nagar-B, Badarwas, Ajmer Road, Jaipur, 302006, Rajasthan,
do hereby verify that the contents in para no. 1 to 10 of my above affidavits are true and correct and nothing material has been concealed by me therefrom.

For N S DEVELOPERS

Sunil
PARTNER

Deponent



ATTESTED
[Signature]
**NOTARY
RAJASTHAN JAIPUR**

29 MAR 2026