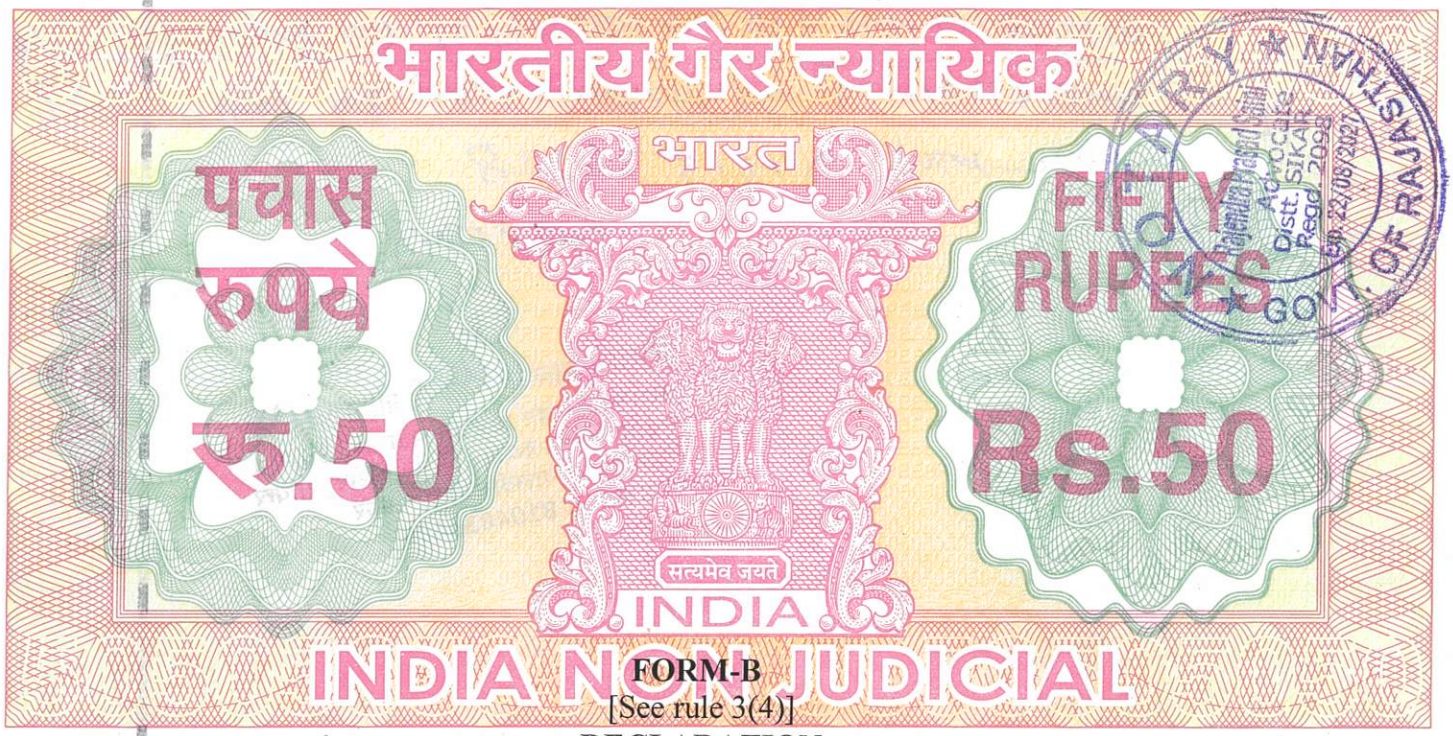

FORM-B

[See rule 3(4)]

DECLARATION

राजस्थान RAJASTHAN

BV 057527

We, (i) Nagar Mal Saini Son of Mr. Madan Lal Saini R/o Piprali Road, Ward No. 39, Vikas Colony, Sikar, Rajasthan-332001 (ii) Sunita Devi W/o Mr. Nagar Mal R/o Piprali Road, Vikas Colony, Ward No. 39, Sikar, Rajasthan-332001 promoter of the proposed project **"ROYAL CITY RESIDENTIAL SCHEME"** situated at Khasra No. 1330/295, 1361/1331, Revenue Village-Ghorana, Kudli, Tehsil & District- Sikar, State-Rajasthan do hereby solemnly declare, undertake and state as under;

1. That Nagar Mal Saini and Sunita Devi are the joint owners of 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 or phase thereof, as the case may be, shall be completed by promoter is 31/7/2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

ATTESTED
13 MAR 2024
NOTARY PUBLIC
SIKAR (Raj.) INDIA

- सुनिता सैनी

4142
13/3/24

नागरमल मोदी पो० मदनलाल मोदी एक इमलीवाली पो०
नागरमल मोदी ब्यावलोदा वार्ड 34 विजयनगर
मो० नम्बर 9461536928

वादी हस्ताक्षर

किशोरी लाल सैनी पुत्र श्री मोहनलाल सैनी
स्टाम्प वेण्डर अनुज्ञा पत्र सं० 36/11
मुद्रांक विक्रय स्थल - कोर्ट परिसर, सीकर
स्थायी पता : पालवास रोड़, सीकर
मोबाइल नं० 8104833495

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Nagar Mal Saini
(Deponent)

सुनीता सैनी
Sunita Devi
(Deponent)

IDENTIFIED BY ME

VERIFICATION

We, (i) Nagar Mal Saini Son of Mr. Madan Lal Saini R/o Piprali Road, Ward No. 39, Vikas Colony, Sikar, Rajasthan-332001 (ii) Sunita Devi W/o Mr. Nagar Mal R/o Piprali Road, Vikas Colony, Ward No. 39, 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 there from.

Nagar Mal Saini
(Deponent)

सुनीता सैनी
Sunita Devi
(Deponent)

ATTESTED
13 MAR 2024
NOTARY PUBLIC
SIKAR (Raj.) INDIA