

राजस्थान RAJASTHAN

BX 938899

FORM-B

[See rule 3(4)]

DECLARATION

I, Banshi Ram Choudhary S/o Mr. Ram Chand Choudhary aged 40 years R/o 101, Pawan Putra D Colony, Sirsi Road, panchyawala, Jaipur, Rajasthan-302034 authorized partner of the M/s Viaan Builders and Developers, who is promoter of the project "**Viaan**"s **Radiant**" situated at Plot No A-99 and A-100 Narayanpuri-A Bishanawala, Jaipur do hereby solemnly declare, undertake and state that

1. That I/promoter have/has a legal title to the land on which the development of the projects 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 30/06/2026.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

For VIAAN BUILDERS & DEVELOPERS

[Signature]

Partner

[Signature]
GANESH KATARIA
NOTARY (GOVT. OF INDIA)
JAIPUR (Raj.) INDIA
Reg. No. 19138 Exp. Dt. 5-2-2026

11 4 Nov. 2024

11 NOV 2024

क्रमांक 14390 दिनांक

मुद्रांक का मूल्य

क्रमांक का नाम विज्ञान विद्यालय स्वतंत्र

पिता/पति का नाम

पता 82, 41, मन्मथगिरि रोड, पणव

संयोजित कार्य का मूल्यांकन

सीवर्मल शर्मा

स्टाम्प विक्रेता

मा.नं 31/2018

41 जगदम्बा नगर, सैनी

गोखावत मार्ग, काठमांडू

मोडवाडा 302012

राजस्थान स्टाम्प अधिनियम, 1998 के अन्वयित	
स्टाम्प शीट पर प्रभाविता अधिभार	
1 आधारभूत अवसरचना सुविधाओं हेतु	
धारा 3-क)-(10%) रुपय	
2. राब और उनकी नस्ल के संरक्षण और हवन हेतु (धारा	
3-ख), प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं	
के निवारण हेतु 20% रुपय	
कुल योग	
हस्ताक्षर स्टाम्प विक्रेता	

2839013V50 & 2839013V50 103

19/11/24

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



Partner

Banshi Ram Choudhary
Deponent

Verification

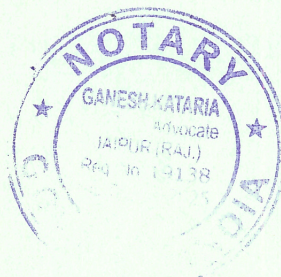
I, Banshi Ram Choudhary S/o Mr. Ram Chand Choudhary aged 40 years R/o 101, Pawan Putra D Colony, Sirsi Road, panchyawala, Jaipur, Rajasthan-302034 authorized partner of the M/s Viaan Builders and Developers, who is promoter of the project "Viaan"s Radiant" situated at Plot No A-99 and A-100 Narayanpuri-A Bishanawala, Jaipur 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.

Verified by me at Jaipur on this 11th day of November, 2024 For VIAAN BUILDERS & DEVELOPERS



Partner

Banshi Ram Choudhary
Deponent



GANESH KATARIYA
NOTARY (GOVT. OF INDIA)
Jaipur (Raj.) INDIA
Reg. No. 19138

14 NOV 2024