



DECLARATION

I, Manni Devi, W/o Mahesh Kumar, aged 71 years, Residing at Jheegar Bari, Sikar - 332024, Authorized Signatory of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by the (i) Anita Choudhary W/o Shankar Lal Bagriya (ii) Bhanwar Lal S/o Suraja Ram (iii) Manni Devi w/o Mahesh Kumar and (iv) Saraswati W/o Jagdish who has a legal title to the land on which the development of the project named "Veer Teja Residential Scheme" situated at Khasra No.-1381/814, 1384/812, 1386/813, 1388/1051, 1390/1380, 1392/325, Near power grid, Badhadar, Jaipur Bikaner bypass, Revenue Village - Badhadar, Tehsil - Sikar Gramin, District - Sikar (Raj.) is proposed.

2. That the said land is free from all encumbrances.

3. That the time period within which the project or its phase thereof, as the case may be, shall be completed by promoter is 30.11.2025.

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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

8. That I/Promoter shall take all the pending approvals on time, from the competent authorities.

9. That I/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 I/Promoter shall not discriminate on the basis of caste, 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.

मनी

Deponent

Verification

I, Manni Devi, W/o Mahesh Kumar, aged 50 years, Residing at Jheegar Bari, Sikar - 332024 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 Sikar on this 29th day of July, 2024.

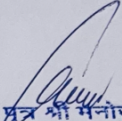
IDENTIFIED BY ME
A TESTED
NOTARY PUBLIC
SIKAR (Rajasthan)

29 JUL 2024

मनी
Deponent

I, Manni Devi, W/o Mahesh Kumar, aged 50 years, Residing at Jheegar Bari,
Sikar-332024,

5328
29/7/2024


गौरव जांगिड़ पुत्र श्री मनोज जांगिड़
स्टाम्प विक्रेता अनुज्ञा पत्र सं. 14/19-20
मुद्रांक विक्रय स्थल:- कोर्ट परिसर, सीकर
स्थायी पता:- मोहल्ला खालीयान, सीकर
मोबाईल नम्बर- 9828088428