



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

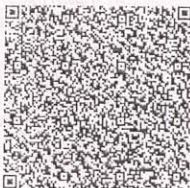
e-Stamp

Certificate No. : IN-RJ51279849335076W
Certificate Issued Date : 25-Jun-2024 04:58 PM
Account Reference : NONACC (SV)/ rj3003304/ BIKANER I/ RJ-BK
Unique Doc. Reference : SUBIN-RJRJ300330488777155353410W
Purchased by : TANVEER MALAWAT
Description of Document : Article 4 Affidavit
Property Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : TANVEER MALAWAT
Second Party : RERA
Stamp Duty Paid By : TANVEER MALAWAT
Stamp Duty Payable (Rs.) : 50
(Fifty only)
Surcharge for Infrastructure Development (Rs.) : 5
(Five only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 5
(Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5
(Five only)
Stamp Duty Amount(Rs.) : 65
(Sixty Five only)



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BIKANER (RAJ.)
INDIA

[Handwritten Signature]



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RD 0020046952

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




I, Tanveer Malavat Son of Mr. Rashul Khan Malawat R/o Uit Plot No. 2, Deen Dayal Upadhaya Circle, Bikaner, Rajasthan-334001 promoter of the proposed project **“RANGOLI GARDEN”** situated at Khasra No. 62/19 of Village-Ridmalsar Purohitan, Tehsil & District- Bikaner, State-Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That I / promoter have / has 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 or phase thereof, as the case may be, shall be completed by promoter is 07.09.2024
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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


Tanveer Malavat
(Deponent)

VERIFICATION

I, Tanveer Malavat Son of Mr. Rashul Khan Malawat R/o Uit Plot No. 2, Deen Dayal Upadhaya Circle, Bikaner, Rajasthan-334001 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.


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Tanveer Malavat
(Deponent)