



[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mukesh Kumar Son of Shri Ganga Ram, duly authorized by M/s G R And Sons LLP, Promoter of the proposed project: "Parth Heights"

I, Mukesh Kumar Son of Shri Ganga Ram aged 29 R/o Plot no. 8, Officers Enclave, Takiya ki chowki, Bajranj Dwar, Kalwar Road, Jaipur, Raj.-302012, duly authorized by M/s G R And Sons LLP, Promotor of Proposed Projects do hereby solemnly declare, undertake and state as under:

1. The land is owned by M/s G R and Sons LLP through its Partner Mr. Mukesh Kumar who have a legal title to the land on which the development of the proposed project is to be carried out.
2. That the land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **31th day of March, 2029.**
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 I shall take all the pending approvals on time, from the competent authorities.
9. That I 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 shall not discriminate on the basis of caste, religion, 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.

G R AND SONS LLP
Mukesh
DESIGNATED PARTNER

Verification

I Mukesh Kumar Son of Shri Ganga Ram aged 29 R/o Plot no. 8, Officers Enclave, Takiya ki chowki, Bajranj Dwar, Kalwar Road, Jaipur, Raj.-302012, duly authorized by M/s G R And Sons LLP, Promotor of proposed project, 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 April, 2025.

16 APR 2025

ATTESTED
G R AND SONS LLP
Mukesh
DESIGNATED PARTNER
Deponent