



राजस्थान RAJASTHAN

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

V 099636

Affidavit cum Declaration of Mr. **SUDHIR SHARMA** promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated

I **SUDHIR SHARMA** Son/Daughter/Wife of **VINOD KUMAR SHARMA** aged 43 years C/o **MARKETING & OPERATION OFFICE, VATIKA INFOCTECH CITY, AJMER ROAD, THIKARIYA, JAIPUR** promoter of the proposed project / duly authorized by the promoter of the proposed project 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

Or

The land is jointly owned by M/s Magnet Developers Pvt. Ltd., M/s Nakshatra Buildcon Pvt. Ltd., M/s Vatika Jaipur Sez Developers Pvt. Ltd., Mr. Jeevan Lal, Mrs. Suman Devi and M/s Vatika Ltd. who have/has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.

For VATIKA LIMITED

Authorised Signatory

7 8 DEC 2018

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj)

30 AUG 2018

क्रम संख्या:- 9088 दिनांक:-

रकम:- 50

नाम:-

पिता/पति का नाम:- वारिडा 181

पता:-

वास्ते:- 181

आशा टिकीवाल

स्टाम्प विक्रेता

लाईसेन्स नम्बर 36/96

राजस्थान उच्च न्यायालय, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% =5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-10% =5/-
कुल योग =10/-
हस्ताक्षर स्टाम्प वेण्डर

2. That the said land is free from all encumbrances

Or

~~That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **31/12/2021**.
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 / 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.

FOR VATIKA LIMITED
Authorized Signatory
8 DEC 2018

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)