FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration byVishwanath Sharma,Promoter of the proposed project- "Maruti Vihar Aavasiya Yojana Phase-3".

I,Vishwanath Sharma, S/o Raj Kumar Aged 46, R/O -Ward No. 18, Lasadiyo Ka Bass, Near Jogiyo Ka Kua, Sikar, 332001, (Rajasthan),do hereby solemnly declare, undertake and state as under: -

1. That Promoter**Vishwanath Sharma** and other promoter Kamal Chand and Atul Chechu bearing Khasra No. 2230/762, 765, Village-Nani, District-Sikar, 332001, (Rajasthan) have 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 theproject **"Maruti Vihar Aavasiya Yojana Phase-3"** thereof, as the case may be, shall be completed bypromoteris **31-03-2026**.

4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottee, 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 thatpurpose.

ATTESTED

2 9 OCT 2024

NOTARY PUBLIC
SIKAR (RAJASTHAN) INDIA

SR NO. 2563   DATED 29/10/2024   VISHWANATH SHARMA, S/O RAJ KUMAR AGED
46, R/O -WARD NO. 18, LASADIYO KA BASS, NEAR JOGIYO KA KUA, SIKAR, 332001,
(RAJASTHAN),

आधार न - 2028 6277 5727

मो-न. 9783010555

मुराव पड

किशोरी लाल सैनी पुत्र श्री मोहनलाल सैनी
स्टाम्प वेण्डर अनुज्ञा पत्र सं. 36/11
मुद्रांक विक्रय स्थल - कोर्ट परिसर, सीकर
स्थायी पता : पालवास रोड, सीकर
गोदाम नं. 8104833495

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of theproject.

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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

7. ThatPromoter 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 shallbeverifiedduringtheaudit that theamountscollectedforaparticularprojecthave been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. ThatPromoter shall take all the pending approvals on time, from the competent authorities.

9. ThatPromoter 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. ThatPromoter 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 shop, as the case may be, on anygrounds.

Deponent

Verification

I,Vishwanath Sharma, S/o Raj Kumar Aged 46, R/O - Ward No. 18, Lasadiyo Ka Bass, Near Jogiyo Ka Kua, Sikar, 332001, (Rajasthan),do hereby verify that the contents in para no. 1 to 10 of my above affidavits are true and correct and nothing material has been concealed by me there from.

Deponent

ATTESTED

2 9 OCT 2024

NOTARY PUBLIC
SIKAR (RAJASTHAN) INDIA