



FORM-B

[See rule 3 (4)]

DECLARATION

I, **Rahul Mangawa S/o Sultan Singh**, aged 24 years, Residing at Ward No.02, **Hardayalpura, Sikar, Raj-332027**, Authorised Signatory of the proposed project do hereby solemnly declare, undertake and state as under:

That the land is owned by the Promoter –(1) **Rahul Mangawa S/o Sultan Singh** (2) **Sultan Singh S/o Padama Ram** and (3) **Ramkaran Chodhri S/o Padama Ram** who has a legal title to the land on which the development of the project named **"Raj Nagar Scheme -5"** Situated at Khasra No. **1062/995, 1061/995, and 146**, Revenue Village- **Hardayalpura**, 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 **17.05.2026**.

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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

IDENTIFIED BY

ATTESTED
NOTARY PUBLIC
SIKAR (Rajasthan)


राहुल मंगावा पुत्र श्री सुल्तान सिंह निवासी वार्ड न0 02 हरदयालपुरा तहसील व
जिला सीकर राज0

13861
13/01/2025


मोहम्मद जहाँगीर पुत्र श्री मन्नाज जहाँगीर
रजिस्ट्रार कार्यालय अशुला पत्र सं. 14/19-20
मुद्रांक विभाग स्थल:- कोर्ट परिसर, सीकर
राजस्थान मोहल्ला ग्लासीयान, सीकर
मोबाईल नम्बर- 9829038428



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.



Deponent


Verification

I, **Rahul Mangawa S/o Sultan Singh, aged 24 years, Residing at Ward No.02, Hardayalpura, Sikar, Raj-332027** 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 **13th** day of **January, 2025**.



Deponent

ATTESTED

NOTARY PUBLIC
SIKAR (Rajasthan)