



राजस्थान

FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration by Sandeep Kumar, Partner of Nirman Builders duly Authorized by Promoter - Nirman Builders for the proposed project- "Utsav".

I, Sandeep Kumar, Partner of Nirman Builders having principal place of business – A-57, Suncity, Sector-6-7, Rewari, Haryana-123401, do hereby solemnly declare, undertake and state as under: -

1. That Promoter – Nirman Builders 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 "Utsav" thereof, as the case may be, shall be completed by promoter is **31-10-2027**
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter 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 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 shop, as the case may be, on any grounds.

ATTESTED
✓ - 22-11-24
NOTARY PUBLIC
Behror (Alwar)

For **NIRMAN BUILDERS**

Sandeep Kumar
Partners

Deponent



राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभाविता आकरभार	
1. आधारभूत अवसंरचना के लिए 10% रुपये	5
2. गाय और उत्पन्न के लिए और संवर्धन हेतु (प्रा. 10-15) - 10% रुपये	10
कुल योग	15
हस्ताक्षर स्टाम्प के लिए	

22/11/24 6208
राम श्री निमिनी कुमारी
पति श्री रवि कुमार
निवासी
राजस्थान
राजस्थान बहरोड को दिया गया है।

एक-दल खनकुर (आ. नं. 218)
राजस्थान सरकार, बहरोड

NIRMAN BOLDER
Pattern



Verification

I, Sandeep Kumar, Partner of Nirman Builders having principal place of business – A-57, Suncity, Sector-6-7, Rewari, Haryana-123401 (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.

For NIRMAN BUILDERS
Sandeep Kumar
Deponent Partners

Signed & Sworn before me
✓ - 22-11-24
NOTARY PUBLIC
Behror (Alwar)

ATTESTED
✓ - 22-11-24
NOTARY PUBLIC
Behror (Alwar)