



**FORM-B**

[See rule 3(4)]

**DECLARATION**

**Affidavit cum Declaration of Mr. Abhishek Sharma promoter of the proposed project "SHYAM HEAVENS" situated at Plot No. 281, 282 Scheme Xavier Arcade-II, Village Chainpura, Tehsil Sanganer Dist.- Jaipur, State Rajasthan duly authorized by the INDOWESTERN BUILDTECH LLP of the proposed project vide its/his/their authorization dated ..... :**

I, Abhishek Sharma S/o Sh. Vijay Prakash Sharma aged 33 Years R/o 316, Brij Vihar, Jaipur, Jagatpura, Rajasthan-302017. Promoter of the proposed project /duly authorized by the INDOWESTERN BUILDTECH LLP of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter 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 or phase thereof, as the case may be, shall be completed by promoter is 31.03.2026
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 the land cost and shall be used only for that purpose.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



06 FEB 2025

**Attested**  
*[Signature]*  
**NOTARY PUBLIC**  
**JAIPUR (RAJ.)**

0483 06/02/2018

संख्या ..... दिनांक 06/02/2018

पुत्रांक का नाम ..... Kishan Sharma

पिता/पति का नाम ..... 392-A-3 Ram Gulati

निवास स्थान ..... 1209 Kysum Vihar

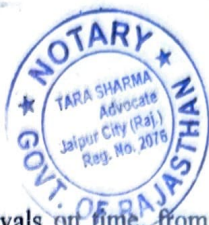
पुत्रांक खरीदने का आशय क्या है-  
कार्य का मुख्यालय ..... Declaration

अभिज्ञान कार्यालय  
दिनांक 06/02/2018  
पुत्रांक, निवास स्थान 392-A-3  
पुत्रांक का नाम, निवास स्थान, जयपुर

पुत्रांक का नाम	Kishan Sharma	पुत्रांक	5
पिता/पति का नाम	392-A-3 Ram Gulati	पुत्रांक	12
निवास स्थान	1209 Kysum Vihar	पुत्रांक	18
पुत्रांक खरीदने का आशय क्या है	Declaration	पुत्रांक	
हस्ताक्षर		पुत्रांक	
मोह		पुत्रांक	



2.



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 building, as the case may be, on any grounds.

For INDOWESTERN BUILDTECH LLP  
*Abhishek*  
Deponent  
DESIGNATED PARTNER

#### Verification

I, Abhishek Sharma S/o Sh. Vijay Prakash Sharma aged 33 Years R/o 316, Brij Vihar, Jaipur, Jagatpura, Rajasthan-302017. 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 therefrom.

Deponent

For INDOWESTERN BUILDTECH LLP  
*Abhishek*  
DESIGNATED PARTNER



**Attested**  
*TS*  
NOTARY PUBLIC  
JAIPUR, RAJ.

06 FEB 2025