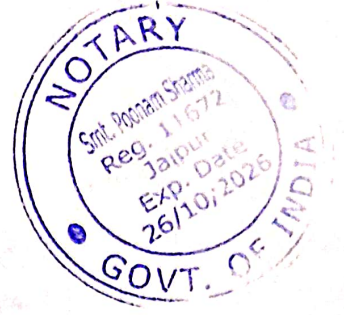
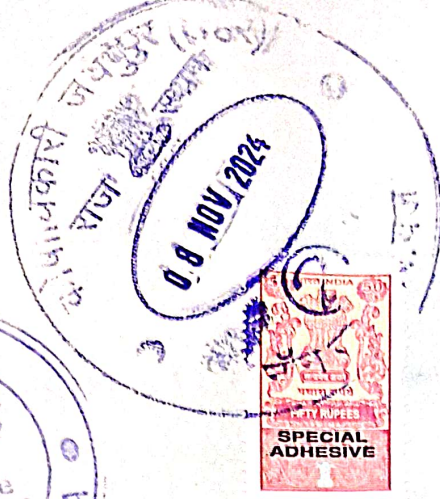
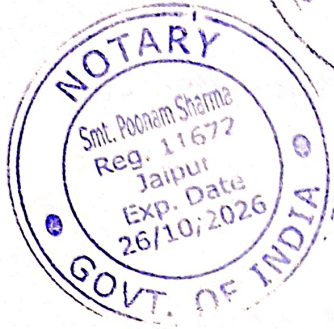




FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration

I KAILASH BAGARIA S/o Sh SEDU RAM BAGARIA, Aged-43 years R/o Ward No-1, VPO-Umara, Tehsil-Danta Ramgarh, Dist-Sikar-Raj-332710 the Proprietor of M/s Vikas Construction who is Promoter Firm of the proposed project **"Lucky Heights-4"** situated at Plot No-B-178 (North Part), B-178(Middle Part) and B-178 (South Part) Acharya Vinoba Bhawe Nagar, Vaishali Nagar, Jaipur-Raj-302021 do hereby solemnly declare, undertake and state as under:

1. That Promoter Firm has a legal title to the land on which the development of the project is proposed.
2. That the Promoter has taken a Loan from IIFL Home Finance Limited.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.

ATTESTED

Poonam Sharma
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

Vikas Construction
Kailash Bagaria
Proprietor

30 MAR 2025

30 MAR 2025

क्रमांक 01863 दिनांक

मुद्रांक का मूल्य 50/-

नाम विष्णु लाल शर्मा

पिता/पति का नाम

पता पं-1, जे. प्रेमनाथ नगर, हरनाथपुरा, सोल्वाडा, जयपुर राजस्थान-302002

मुद्रांक का प्रयोजन शोध-धरा

30 MAR 2025

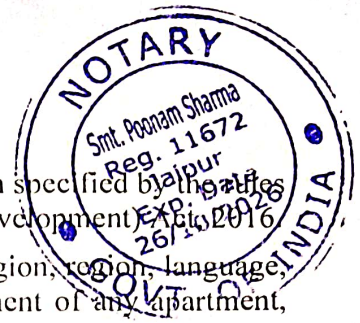
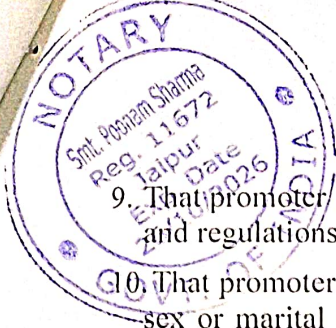
सोहन लाल

ला. नं 06/2019

दुकान नं 2, जय दादी नगर
कालवाड रोड ओटवाडा, जयपुर

राजस्थान स्टाम्प अधिनियम, 1999 के अन्तर्गत स्टाम्प राशि पर प्रमाणित किया जाता है	
1. आधारभूत अवसरकृत सुविधा हेतु (धारा 3-क) 10% राशि	5/-
2. गांव और उसकी नगरी के संरक्षण और विकास हेतु (धारा 3-ख) 20% राशि	10/-
कुल योग	15/-
[Signature] द्वारा जारी किया गया विक्रेता	

विकार



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 Vikas Construction

Kailash Bagaria

Deponent

Verification

I KAILASH BAGARIA S/o Sh SEDU RAM BAGARIA, Aged-43 years R/o Ward No-1, VPO-Umara, Tehsil-Danta Ramgarh, Dist-Sikar-Raj-332710 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.

Verified by me at Jaipur on this 30th Mar 2025.

For Vikas Construction

Kailash Bagaria

Deponent

ATTESTED

Poonam Sharma
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

30 MAR 2025