



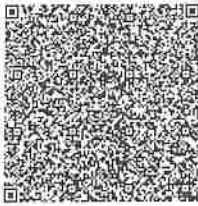
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL32727018563827Y
Certificate Issued Date	: 13-Jan-2026 01:17 PM
Account Reference	: IMPACC (IV)/ dl886703/ DELHI/ DL-ESD
Unique Doc. Reference	: SUBIN-DL88670389678876233418Y
Purchased by	: PARDOS CRAFT HOMES PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PARDOS CRAFT HOMES PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: PARDOS CRAFT HOMES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

This stamp paper forms an integral part of this enclosed Form 'REP-II' Affidavit cum Declaration.



FORM 'REP-II'
[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Jassa Singh Chawla**, Authorized Representative of the Promoter duly authorized by the promoter of the proposed project, vide **Board Resolution dated 21st November, 2025**.

I, **Jassa Singh Chawla**, Authorized Representative of the promoter duly authorized by the **M/s Pardos Craft Homes Private Limited**, the promoter of the proposed project "**SAKURA**" do hereby solemnly declare, undertake and state as under:

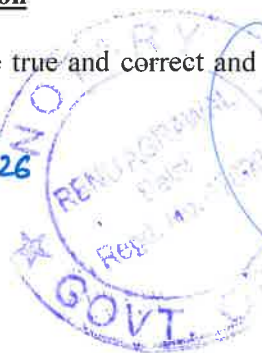
1. That the promoter has a legal title to the land on which the development of the project is going on.
2. That the said land is 'mortgaged' with 'DMI Housing Finance Private Limited' towards Security of 'Construction Finance Loan' of Rs. 300 Cr. (Sanctioned Amount).
3. That the time period within which the project shall be completed by is **13-05-2034**.
4. That seventy per cent of the amounts realised by Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate bank 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 by the Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Delli on this 26th day of Jan'26

ATTEST
NOTARY PUBLIC
(INDIA)



20 JAN 2026