सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	:	IN-DL33005696790897Y
Certificate Issued Date	:	28-Oct-2026 03:51 PM
Account Reference	:	IMPACC (IV)/ dl782603/ DELHI/ DL-CTD
Unique Doc. Reference	:	SUBIN-DLDL78260359030968993947Y
Purchased by	:	PARDOS CRAFT HOMES PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PARDOS CRAFT HOMES PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	PARDOS CRAFT HOMES PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

NOTARY
PRIYANK GUPTA
Preet Vihar, D
Regd. No.
Expiry Date
9th Jan 2030
GOVT. OF INDIA

Please write or type below this line

This stamp paper forms an integral part of this enclosed Affidavit Form "REP-II"

NOTARY
PRIYANK GUPTA
Preet Vihar,
Regd. No.
Expiry Date
9th Jan 2030
GOVT. OF INDIA

Pardos Craft Homes Private Limited

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

PARDOS CRAFT HOMES PVT LTD PARDOS CRAFT HOMES PVT LTD PARDOS CRAFT HOMES PVT LTD

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, Director, duly authorized by M/s Pardos Craft Homes Pvt. Ltd., the promoter of the proposed project "Sakura", vide its Board Resolution dated 21-11-2025;

I, Jassa Singh Chawla, duly authorized by M/s Pardos Craft Homes Pvt. Ltd., the promoter of the proposed project "Sakura" (Licence No. 100 of 2023 dated 08-05-2023), situated at Village Hayatpur, Sector-90, Tehsil Harsaru, District Gurugram, Haryana, do hereby solemnly declare, undertake and state as under:

1. That the promoter, M/s Pardos Craft Homes Pvt. Ltd., 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, save and except the charge created in favour of DMI Housing Finance Private Limited over the project land admeasuring 14.53125 acres, to secure the Construction Finance Facility of Rs. 300 Crore (Rupees Three Hundred Crore only) sanctioned vide Sanction Letter dated 14-11-2025.

3. That the time period within which the project shall be completed by the Promoter: Commencement dated: 14-05-2025, Occupancy Certificate shall be applied by 01-02-2034, Occupancy Certificate shall be obtained by 30-04-2034, Completion of development works i.e. Completion shall be applied by 01-04-2034 and Completion Certificate shall be obtained by 13-05-2034.

4. That seventy per cent of the amounts realized by the 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 by the promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by the promoter 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

NOTARY PRIYANK GUPTA Preet Vihar, Regd. No. Expiry Date 9th Jan 2030 GOVT. OF IND

Pardos Craft Homes Private Limited

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.

Deponent

Verification

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

28 OCT 2026

Verified by me at Delhi on this 28 day of October, 2026.

Deponent

NOTARY
PRIYANK GUPTA
Preet Vihar, Delhi
Regd. No. 16519
Expiry Date
9th Jan 2030
GOVT. OF INDIA

ATTESTED
NOTARY PUBLIC
NEW DELHI

28 OCT 2026