

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi



सत्यमेव जयते

### e-Stamp

Certificate No. : IN-DL23761703420244S  
Certificate Issued Date : 14-Feb-2020 03:35 PM  
Account Reference : IMPACC (IV)/dl759003/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL75900356477267588757S  
Purchased by : PARDESI DEVELOPERS AND INFRA PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : PARDESI DEVELOPERS AND INFRA PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : PARDESI DEVELOPERS AND INFRA PVT LTD  
Stamp Duty Amount(Rs.) : 10  
(Ten only)

सत्यमेव जयते



Please write or type below this line

FORM:-REP-11



For Parsesi Developers & Infrastructure Pvt. Ltd.

*Nil*  
Authorised Signatory

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

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

Affidavit-cum-Declaration

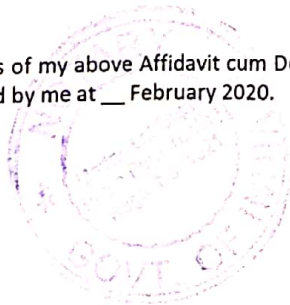
Affidavit cum Declaration of Mr. Nikhil Kumar duly authorized by the Company vide Board Resolution dated 30.01.2020 i.e. **Pardesi Developers & Infrastructure Pvt. Ltd.** of the proposed project of Affordable Plotted Colony under DDJAY Scheme namely "Vaikunth" over total area measuring 6.143 Acres falling in Sector-63, District Sonapat, Haryana.

I, Nikhil Kumar duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the time period within which the project shall be completed by the promoter is 10.09.2024.
3. That seventy percent 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.
4. 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.
5. That the amounts from the separate account shall be withdrawn 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
6. 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 amount 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from Verified by me at \_\_\_ February 2020.



**ATTESTED**  
**15 FEB 2020**

**Deponent**  
For Pardesi Developers & Infrastructure Pvt. Ltd.

**Authorised Signatory**

**Deponent**  
Pardesi Developers & Infrastructure Pvt. Ltd.

**Authorised Signatory**