



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

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सत्यमेव जयते

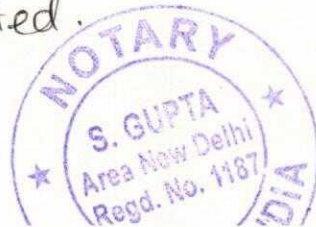
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 : 09-Jul-2020 02:33 PM
 : IMPACC (IV)/ dl833403/ DELHI/ DL-DLH
 : SUBIN-DL83340320243399575051S
 : PARDOS AFFORDABLE HOUSING PVT LTD
 : Article 4 Affidavit
 : Not Applicable
 : 0
 : (Zero)
 : PARDOS AFFORDABLE HOUSING PVT LTD
 : Not Applicable
 : PARDOS AFFORDABLE HOUSING PVT LTD
 : 10
 : (Ten only)



Please write or type below this line.....

This Stamp paper forms an integral part of 'Affidavit-cum-Declaration' (Form-REP-II) furnished by Pardos Affordable Housing - Private Limited.



PARDOS AFFORDABLE HOUSING PVT. LTD.

Authorised Signatory/ Director

[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 Chawla, duly authorized by the Promoter i.e. Pardos Affordable Housing Private Limited, promoter of the proposed project "Okas Enclave-2", vide its authorization dated 8th April, 2020;

I, Jassa Chawla, duly authorized by the Promoter of the proposed project 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 proposed.
2. That the said land is free from all encumbrances as of 3rd July 2020. Subsequently, as of date;

Name of institution	Type of Loan	Type of Security
Aditya Birla Finance Limited	Term Loan	Equitable Mortgage

3. That the time period within which the project shall be completed by the promoter is **31.12.2022**.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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

PARDOS AFFORDABLE HOUSING PVT. LTD.

Authorized Signatory/ Director



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.

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, on any grounds.

PARDOS AFFORDABLE HOUSING PVT. LTD.

Deponent
Authorized Signatory/ Director
Jassa Singh Chawla

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 New Delhi on this 9-07-2020

PARDOS AFFORDABLE HOUSING PVT. LTD.

Authorized Signatory/ Director
Deponent
Jassa Singh Chawla



ATTESTED

Notary Public, Delhi

09 JUL 2020