



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL41995306154202S
Certificate Issued Date : 11-May-2020 12:18 PM
Account Reference : IMPACC (IV)/ dl721003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL72100392745845622080S
Purchased by : PARDOS AFFORDABLE HOUSING PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : PARDOS AFFORDABLE HOUSING PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : PARDOS AFFORDABLE HOUSING PVT LTD
Stamp Duty Amount(Rs.) : 50
(Fifty only)



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



KESHAV PRASAD
Advocate
Supreme Court of India

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclestamp.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.

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Jassa Chawla** duly authorized by the Pardos Affordable Housing Private Limited, promoter of the proposed project, vide its/his/their authorization dated_08th April, 2020;

I, Jassa Singh Chawla duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That 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.
3. That the time period within which the project shall be completed by promoter is 30th September 2022.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
8. 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.
9. That the promoter shall take all the pending approvals on time, from the competent authorities.
10. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. 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 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 8th day of May 2020.

Deponent Jassa Singh Chawla



378/2020
Register No. _____
Solemnly Affirmed Sworn Before me
NOTARY PUBLIC
Govt of India (Delhi)

KESHAV PRASAD
Advocate
Supreme Court of India

11 MAY 2020