



## Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

**Property Description** 

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

## **INDIA NON JUDICIAL**

# Government of National Capital Territory of Delhi

### e-Stamp

IN-DL41995306154202S

11-May-2020 12:18 PM

IMPACC (IV)/ dl721003/ DELHI/ DL-DLH

SUBIN-DLDL72100392745845622080S

PARDOS AFFORDABLE HOUSING PVT LTD

Article 4 Affidavit

Not Applicable

(Zero)

PARDOS AFFORDABLE HOUSING PVT LTD

Not Applicable

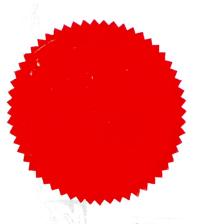
PARDOS AFFORDABLE HOUSING PVT LTD

(Fifty only)





Please write or type below this line\_\_\_\_\_



KESHAV PRASAD Supreme Court of India

- The authenticity of this Starnp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as variable on the website reciders it invalid.

  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\_08<sup>th</sup> 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 metherefrom.

Verified by me at New Delni on this 8th day of May 2020.

Deponent Jassa Singh Chawla

KESHAV PRASAD Advocate Supreme Court of India

1 1 MAY 2020

Register No.

Solemny Affirmed Sworn Before me

Plugle (Delhi)