



सत्यमेव जयते

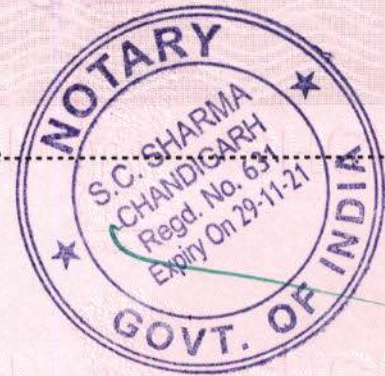
INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No. : IN-CH22912796670915S
Certificate Issued Date : 21-May-2020 03:05 PM
Certificate Issued By : chindshai
Account Reference : IMPACC (GV)/ chimpsp07/ E-SAMPARK SEC-10/ CH-CH
Unique Doc. Reference : SUBIN-CHCHIMPSP0745775619288129S
Purchased by : SATYAVEER
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : FBD REAL GROW PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : FBD REAL GROW PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line



FORM-Rep-II

27 AUG 2020
SR 0011506870
FBD REALGROW PVT LTD.

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.

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./Ms. _____ promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, _____ [promoter of the proposed project / duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That [I / promoter] [have / has] a legal title to the land on which the development of the project is proposed

Or

_____ [have/ has] a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation:- where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed

2. That the said land is free from all encumbrances.
Or

That details of encumbrances _____ including details of any rights, title interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by [me/promoter] is **30 Aug 2023**.
4. That seventy per cent of the amounts realised by [me/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.



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AUTHORIZED SIGNATORY

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/ the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [me/ 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 [I / the promoter] shall get the accounts audited within six months after the end of every 27 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.
8. That [I/ the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/ the promoter] [have/ has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I / 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.

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 _____ on this ____ day of _____

Verification

FBD REALGROW PVT. LTD.

Deponent

FBD REALGROW PVT. LTD.

Deponent



Attested As Identified

S.C. Sharma
S.C. SHARMA
 NOTARY, GOVT. OF INDIA
 CHANDIGARH

7 AUG 2020