



सत्यमेव जयते

INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

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Certificate Issued Date : 13-Apr-2022 01:55 PM
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Account Reference : IMPACC (GV)/ chimpsp07/ E-SMP KIOSK SEC-27/ CH-CH
Unique Doc. Reference : SUBIN-CHCHIMPSP0768108860421751U
Purchased by : MANOJ KUMAR
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : STARSHINE BUILDCON PVT LTD DIRECTOR MANOJ KUMAR
Second Party : Not Applicable
Stamp Duty Paid By : STARSHINE BUILDCON PVT LTD DIRECTOR MANOJ KUMAR
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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This paper in an integral part of From REP-II to be submitted in the Authority of the Haryana Real Estate Regulatory Authority, Panchkula for the Registration of the Project namely Star City falling in Sector-7, Jhajjar, Haryana.

For STARSHINE BUILDCON PVT. LTD.

Manoj Kumar
Director/Auth. Signatory

KC 0012719434

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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 Sh. Manoj Kumar Authorized Signatory of the Promoter i.e. Star Shine Buildcon Pvt. Ltd. of the proposed project namely "Star City" over an area measuring 7.125 Acre falling in Sector-7, Jhajjar, District Jhajjar, Haryana.

I, Manoj 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is **11.08.2024**.
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 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.

For STARSHINE BUILDCON PVT. LTD.


Director/Auth. Signatory

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.

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 01 on this July, 2022.

For STARSHINE BUILDCON PVT. LTD.

Mansur
Deponent
Director/ Auth. Signatory

For STARSHINE BUILDCON PVT. LTD.

Mansur
Director/ Auth. Signatory
Deponent