

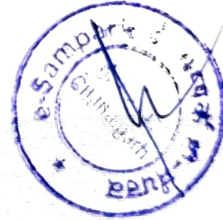


सत्यमेव जयते

INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No. : IN-CH36826790226976U
Certificate Issued Date : 18-Aug-2022 03:42 PM
Certificate Issued By : chtejbbhai
Account Reference : IMPACC (GV)/ chimp07/ E-SAMPARK SEC-47/ CH-CH
Unique Doc. Reference : SUBIN-CHCHIMPSP0772987876829755U
Purchased by : CHAMAN LAL
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ONE POINT REALTY PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : ONE POINT REALTY PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



-----Please write or type below this line-----

Form REP-II

Declaration Cum Affidavit

For ONE POINT REALTY PVT. LTD.


Director/Auth. Sign.

0006858232

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 M/s One Point Realty Private Limited thru its authorised signatory Mr. Apoorv Jain, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17/08/2022:

I, Apoorv Jain, 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 09/08/2027
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 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 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 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, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

FOR ONE POINT REALTY PVT. LTD.


Deponent
Director/Auth. Sign.

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 19th day of August 2022.

For ONE POINT REALTY PVT. LTD.


Deponent
Director/Auth. Sign.