



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL59392658003110U
Certificate Issued Date	: 13-Jul-2022 12:20 PM
Account Reference	: IMPACC (IV)/ dl747503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL74750301695827598568U
Purchased by	: JOP INTERNATIONAL LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: JOP INTERNATIONAL LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: JOP INTERNATIONAL LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

**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. Bharat Agarwal, Director of M/s JOP International Limited with respect to the Project "JOP Palms (Phase-II)" for FAR measuring 22805.598 Sqm (under License



For JOP INTERNATIONAL LTD.

*[Signature]*  
Director

#### Statutory Alert

1. The authenticity of this Stamp can be verified by scanning the QR Code.
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Stamp can be using e-Stamp Mobile App of Stock Exchange of India. Mobile App renders it invalid.

No. 07 of 2013) for setting up of Group Housing Colony over area measuring 6.8875 Acres falling in Sector 28, Rohtak, Haryana.

I, Bharat Agarwal, Director and Authorized Signatory of 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 encumbered.
3. That the time period within which the project shall be completed by the promoter is 31.12.2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.
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.

For JOP INTERNATIONAL LTD.  
  
Deponent Director



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 13<sup>th</sup> July, 2022.

For JOP INTERNATIONAL LTD.

  
Director

Deponent



  
**ATTESTED**  
NOTARY PUBLIC  
DELHI  
13 JUL 2022