



सत्यमेव जयते

INDIA NON JUDICIAL

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e-Stamp

Certificate No. : IN-DL22106296719716U
 Certificate Issued Date : 26-Nov-2022 06:24 PM
 Account Reference : IMPACC (PF)/ dl766013/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL76601319964081023650U
 Purchased by : PUSHPRATTAN DEVELOPERS PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : PUSHPRATTAN DEVELOPERS PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : PUSHPRATTAN DEVELOPERS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

For PUSHPRATTAN DEVELOPERS PRIVATE LIMITED

Director/Authorized Signatory,



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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. Rohit Nain duly authorized by the promoter of the proposed project PARADISE GREENS PANIPAT, Situated at Sector - 37, Village Kabri, Panipat, Haryana

I, **PUSHPRATTAN DEVELOPERS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Prop. 7, South Patel Nagar, New Delhi- 110008 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ promoter has a legal title to the land on which the development of the project is proposed 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.
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 06.11.2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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.

For PUSHPRATTAN DEVELOPERS PRIVATE LIMITED


Director/Authorized Signatory



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 there under.
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 PUSHPRATTAN DEVELOPERS PRIVATE LIMITED
[Signature]
Director/Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Delhi on this 26th day of November 2022.

For PUSHPRATTAN DEVELOPERS PRIVATE LIMITED
[Signature]
Deponent
Director/Authorised Signatory



[Signature]
ATTESTED
NOTARY PUBLIC
26 NOV 2022