



सत्यमेव जयते

INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

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Account Reference	: IMPACC (GV)/ chimpsp07/ E-SAMPARK SEC-18/ CH-CH
Unique Doc. Reference	: SUBIN-CHCHIMPSP0776742574211305U
Purchased by	: GAJENDER SINGH
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DC MANSION LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: DC MANSION LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

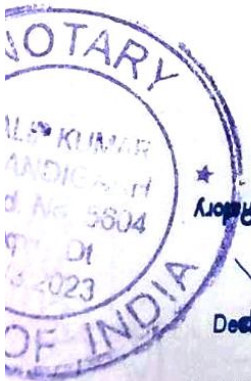


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FORM 'REP-II'
[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION



Authorized Partner/ Auth. Signatory
Viney K
DC MANSION LLP



JD 0006934631

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at "www.shclstamp.com" or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on the 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.

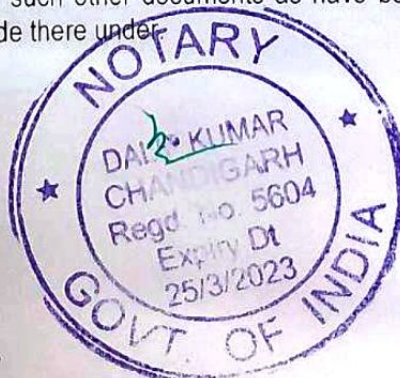
Affidavit cum Declaration of Mr. Vinay Bansal duly authorized by the promoter of the proposed project "Narwana Greens" Situated at Narwana, Sector-15, Narwana, Tehsil Narwana & District, Jind, Haryana-126116

I, Vinay Bansal, Director/Authorized Signatory of DC MANSION LLP, a LLP incorporated under the The Limited Liability Partnership Act, 2008, having its office at 264, Block A Basant Vihar Jind Haryana-126116 (hereinafter referred as the Firm/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the firm/ 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 21.11.2027.
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.
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.

For DC Mansion LLP

Designated Partner/Auth. Signatory



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 DC Mansion LLP



Deponent
Designated Partner/Auth. 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 Chandigarh on this 25th day of November 2022.

For DC Mansion LLP



Deponent
Designated Partner/Auth. Signatory



Certified that the Affidavit/SPA/GPA/RA has been read over & Explained to the Deponent/Executant who seemed directly to understand the same at the time of making & signing the documents.