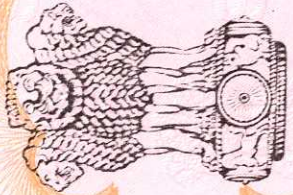


INDIA NON JUDICIAL

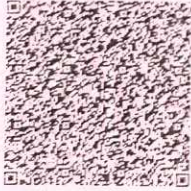
Chandigarh Administration



सत्यमेव जयते

e-Stamp

Certificate No. : IN-CH42162290867351V
Certificate Issued Date : 03-May-2023 04:17 PM
Certificate Issued By : chashadei
Account Reference : IMPACC (GV) chimp07/ D C OFFICE SEC-17/ CH-CH
Unique Doc. Reference : SUBIN-CHCHIMPSP078305191786146V
Purchased by : MANINDER SINGH
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : SPJ PROMOTERS PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : SPJ PROMOTERS PRIVATE LIMITED
Stamp Duty Amount (Rs.) : 100 (One Hundred only)



.....Please write or type below this line.....

Stamp Duty Alert

The authenticity of this certificate should be verified at www.chandigarhimp.com or through the Impac App available on the Google Play Store. Also, you can verify the authenticity of this certificate by scanning the QR code on the back of the certificate. For more information, please refer to the Impac App or the website.

JJD 0032414076

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. Rajesh Arora promoter of the proposed project.

I, Rajesh Arora [promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. M/s. SPJ Promoters Private Limited has a legal title to the land on which the development of the proposed project is to be carried out

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 details of encumbrances: - Mortgage Deed has been executed between *Promoter* and *Director Town & Country Planning Haryana* to avail the benefit of option to mortgage 20% saleable/developer area against submission of Bank Guarantee (BG) for Internal Development Works (IDW) and External Development Charges (EDC), for set up an industrial plotted colony in Industrial Zone land measuring 24K-13M.
3. That the time period within which the project shall be completed by promoter is till 26-04-2028.
4. That seventy per cent of the amounts realised by me 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 me in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by me 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 I 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

For SPJ PROMOTERS (P) LTD.


Director

withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I 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 SPJ PROMOTERS (P) LTD.

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 _____ on this th 4 day of May 2023.

For SPJ PROMOTERS (P) LTD.

Director

Deponent