



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹10

e-Stamp

Certificate No. : IN-DL71354894920729W
Certificate Issued Date : 15-Oct-2024 02:40 PM
Account Reference : IMPACC (PF)/ dl766013/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL76601392432787408048W
Purchased by : JBB INFRASTRUCTURES PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
 (Zero)
First Party : JBB INFRASTRUCTURES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : JBB INFRASTRUCTURES PVT LTD
Stamp Duty Amount(Rs.) : 10
 (Ten only)

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Please write or type below this line

IN-DL71354894920729W

AFFIDAVIT CUM DECLARATION

Shrey Parasher

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)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dheeraj Parashar, Director of the proposed project.

I, Dheeraj Parashar, Director of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s JBB Infrastructures P. Ltd. 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 30.09.2029.
4. That seventy per cent of the amounts realized by **M/s JBB Infrastructures P. Ltd.** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the director / promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the director / promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to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 director / 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 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 director / promoter shall take all the pending approvals on time, from the competent authorities.
9. That the director / promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the director / 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, caste, creed, religion etc.

Dheeraj Parashar
Deponent

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 Delhi on this 15th day of October 2024.

Dheeraj Parashar
Deponent