



सत्यमेव जयते

## INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.	: IN-DL98124322350365P
Certificate Issued Date	: 28-Jun-2017 03:05 PM
Account Reference	: IMPACC (IV)/ dl777203/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77720397125928862160P
Purchased by	: PARSVNATH DEVELOPERS LTD
Description of Document	: Article Others
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PARSVNATH DEVELOPERS LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: PARSVNATH DEVELOPERS LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

AFFIDAVIT  
FOR  
Parsvnath Royal Panckhula

For Parsvnath Developers Ltd.

  
Authorised Signatory

## Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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 – B**  
**[SEE RULE 3 (4)]**

Affidavit cum Declaration of Wg. Cdr. R.K. Maheshwari ( Retd.) duly authorised by the Promoter of the proposed project vide its authorization dated 29.05.2017.

I, Wg. Cdr. R.K. Maheshwari ( Retd.) Son of Late Shri Shaym Sunder Lal C/o Parsvnath Developers Limited, Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi-110032, duly authorized signatory of Promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That the land is owned by M/s Samar Estate Pvt. Ltd. who 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 or phase thereof, as the case may be, is enclosed with application.
2. That the Project 'Parsvnath Royale-Panchkula' being developed by us in 4 phases is charged to Indiabulls Housing Finance Ltd. and IVL Finance Ltd towards security for the loans availed from them and that other than the aforesaid encumbrance, no charge/ encumbrance exists on the said project save and except bookings made by the customers in the said project.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is mentioned herein below: -

PHASES	DATE OF COMPLETION
I	31 <sup>st</sup> July, 2018
II	31 <sup>st</sup> March, 2019
III	30 <sup>th</sup> October, 2019
IV	31 <sup>st</sup> December, 2019

4. That seventy percent of the amounts realized 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 land cost and shall be used only for that purpose.

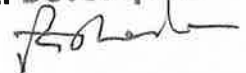
For Parsvnath Developers Ltd.



Authorised Signatory

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only 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 / 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 I / promoter shall take all the pending approvals, from the competent authorities.
9. That I / promoter have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I / promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Parsvnath Developers Ltd



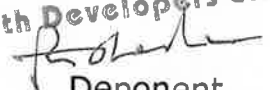
Deponent  
Authorised Signatory

### Verification

I, Wg. Cdr. R. K. Maheshwari ( Retd.) S/o Late Sh. Shyam Sunder Lal, do hereby verify that the contents in para No. 1 to 10 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 30<sup>th</sup> day of July, 2017.

For Parsvnath Developers Ltd



Deponent  
Authorised Signatory

**CERTIFIED COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PARSVNATH DEVELOPERS LIMITED IN ITS MEETING HELD ON 29<sup>TH</sup> MAY, 2017 AT BOARD ROOM, 6<sup>TH</sup> FLOOR, ARUNACHAL BUILDING, 19, BARAKHAMBA ROAD, NEW DELHI 110 001.**

The Chairman informed the Board that the Company is required to get the various projects being implemented by it with the Real Estate Regulatory Authority of the concerned States in which the projects are located in terms of the provisions of The Real Estate ( Regulation And Development) Act, 2016 and the Rules framed thereunder and requested the Board to consider and delegate authority suitably in this regard.

The Board discussed the matter and thereafter passed the following resolution:

RESOLVED THAT the Company do get its various projects which require registration under the provisions of The Real Estate ( Regulation And Development) Act, 2016 and the Rules framed thereunder registered with the respective Real Estate Regulatory Authority of the concerned States ('Authorities') and that Mr. Sanjeev Kumar Jain, Managing Director and Wg. Cdr. R K Maheshwari, Vice-President (Marketing) of the Company ('Authorised Persons') be and are hereby severally authorized to sign and submit the requisite applications and such other documents as may be necessary such as affidavits, undertakings, declarations, etc. in terms of the requirement of the said Authorities.


RESOLVED FURTHER THAT the said Authorised Persons be and are hereby further severally authorized to do all such acts, deeds, matters and things as may be necessary for giving effect to this resolution including representing the Company before the concerned authorities for providing further information/ documents , if any, required and to make corrections in the documents submitted, if required and to remove deficiencies, etc. as the case may be.

RESOLVED FURTHER THAT a certified copy of the foregoing resolution be furnished to the concerned Authority under the signatures of any one of the Directors or the Company Secretary of the Company.

Certified True Copy

For Parsvnath Developers Ltd.

  
Company Secretary

For Parsvnath Developers Ltd.  
  
Authorised Signatory

Parsvnath Developers Limited

CIN: L45201DL1990PLC040945

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