सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	:	**IN-DL51423699485286Y**
Certificate Issued Date	:	11-Jul-2026 11:46 AM
Account Reference	:	IMPACC (IV)/ dl729603/ DELHI/ DL-ESD
Unique Doc. Reference	:	SUBIN-DLDL72960309753496135022Y
Purchased by	:	PARDOS AFFORDABLE HOUSING PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PARDOS AFFORDABLE HOUSING PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	PARDOS AFFORDABLE HOUSING PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

NOTARY SUSHMA GUPTA Regd. No. 19615 Expiry Date 21-02-2030 Appointed by Govt. of India

Please write or type below this line

This stamp paper forms an integral part of this enclosed Form "REP-II" Affidavit cum declaration.

NOTARY SUSHMA GUPTA Regd. No. 19615 Expiry Date 21-02-2030 Appointed by Govt. of India

PARDOS AFFORDABLE HOUSING PRIVATE LIMITED

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.

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. Jassa Singh Chawla**, duly authorized by the Promoter i.e. **Pardos Affordable Housing Private Limited** of the proposed project **"AVENUE – 7"**, vide their authorization dated **01st April'2024**;

I, **Jassa Singh Chawla**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter 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 **31-12-2027**.

4. That seventy per cent of the amounts realised by the 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 by 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.

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9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

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.

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 New Delhi on this 11th day of July, 2026.

Deponent

NOTARY
SUSHMA GUPTA
Regd. No. 19615
Expiry Date
21-02-2030
Approved by Govt. of India

ATTESTED
NOTARY PUBLIC

13 JUL 2026