



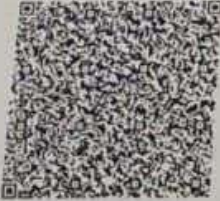
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL27246025977385T
Certificate Issued Date	: 07-Jan-2021 11:13 AM
Account Reference	: IMPACC (IV)/ dl851303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL85130357881848197532T
Purchased by	: RAM RAJ RAI
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: LOK SABHA EMPLOYEES COOPERATIVE HOUSING SOCIETY LTD THROUGH PRESIDENT RAM RAJ RAI
Second Party	: Not Applicable
Stamp Duty Paid By	: LOK SABHA EMPLOYEES COOPERATIVE HOUSING SOCIETY LTD THROUGH PRESIDENT RAM RAJ RAI
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line



AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Shri Ram Raj Rai S/o Purnamasi Rai, President Lok Sabha Employees Cooperative Housing Society Ltd having its office at B-2, Plot no -397, Sector-4, Vaishali, Ghaziabad, UP (promoter) of the proposed project /duly

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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.

authorized by the promoter of the proposed project, vide its authorization dated 3 October, 2020.

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

1. That 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 3 Years
4. That seventy per cent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Ram Raj Bani
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 11th day of January, 2021.

Ram Raj Bani
DEPONENT



ATTESTED
[Signature]
NOTARY PUBLIC DELHI

11 JAN 2021