



सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

**Certificate No.** : IN-DL09450872091928U  
**Certificate Issued Date** : 02-Nov-2022 12:48 PM  
**Account Reference** : IMPACC (IV)/ dl775003/ DELHI/ DL-DLH  
**Unique Doc. Reference** : SUBIN-DL77500395831579109353U  
**Purchased by** : PARDOS LUCKNOW DEVELOPERS PVT LTD  
**Description of Document** : Article 4 Affidavit  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** : 0  
(Zero)  
**First Party** : PARDOS LUCKNOW DEVELOPERS PVT LTD  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : PARDOS LUCKNOW DEVELOPERS PVT LTD  
**Stamp Duty Amount(Rs.)** : 100  
(One Hundred only)



Please write or type below this line




#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shciedstamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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'**

**[Rule 3(4)]**

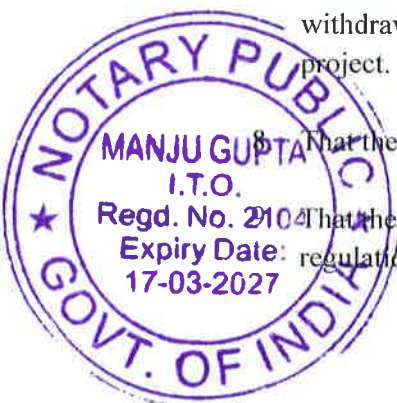
**DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration


Affidavit cum Declaration of **Mr. Jassa Singh Chawla** authorized representative of the Promoter duly authorized by the Promoter of the proposed project vide Board Resolution dated **26-09-2022**.

I, **Jassa Singh Chawla**, Authorized representative of the promoter duly authorized by M/s Pardos Lucknow Developers Pvt. Ltd. the promoter of the proposed project "Okas Residency Ph 2" do hereby solemnly declare, undertake and state as under:

1. That the Promoter M/s Pardos Lucknow Developers Pvt. Ltd. has a legal title the land on which the development of the project is proposed. That the Sale Deed dated 26.11.2019 bearing No. 31688 has been enclosed with the Application for registration of the project.
2. That the said land is free from all encumbrances.
3. The time period within which the project is to be completed is 52 months i.e. from 01.05.2022 to 31.08.2026.
4. That seventy per cent of the amounts realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate bank 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 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 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 Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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 any grounds.

  
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 ..... on this 04 NOV 2022

  
DEPONENT



**ATTESTED**  
  
NOTARY PUBLIC  
DELHI

04 NOV 2022