



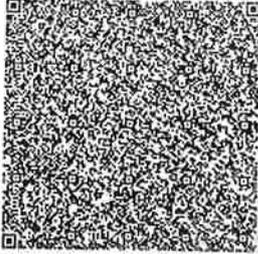
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL12450386527405P
Certificate Issued Date : 29-Jul-2017 04:44 PM
Account Reference : IMPACC (IV)/ dl777203/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL77720325805743248432P
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)

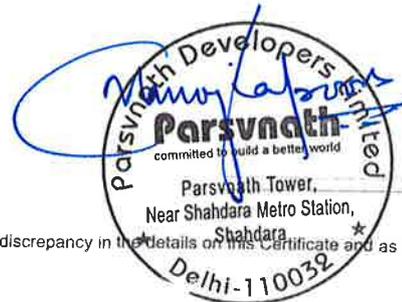


Please write or type below this line.....

Affidavit
for
Parasnath Royale Villa,
Saharanpur

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

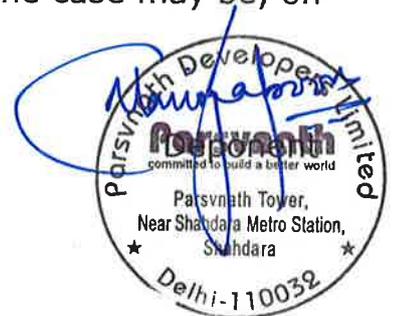
Affidavit cum Declaration of Mr. Manoj Kapoor duly authorised by the Promoter of the proposed project vide its authorization dated 26.07.2017.

I, Manoj Kapoor Son of Late Shri M.P. Kapoor 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 Parsvnath Developer Limited and its Associate Companies who have 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 and the phases thereof, is enclosed with application.
2. That the land is free from all encumbrances.
3. That the time period within which the project "Parsvnath Royale Villa Saharanpur" shall be completed by promoter is 31st July, 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.
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.



Verification

I, Manoj Kapoor S/o Late Sh. M.P. Kapoor, 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 _____ day of July, 2017.

