



INDIA NON JUDICIAL

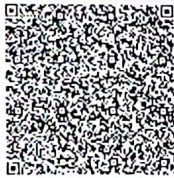
Government of Uttar Pradesh



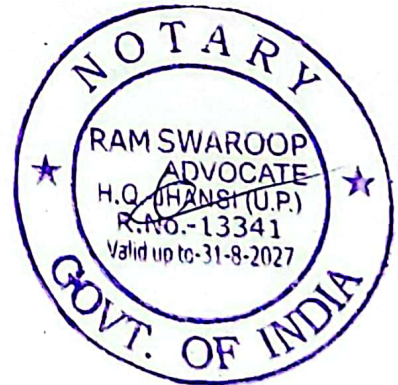
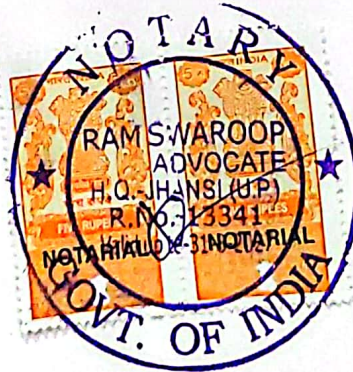
IN-UP81289243030136V

e-Stamp

Certificate No. : IN-UP81289243030136V
Certificate Issued Date : 07-Aug-2023 04:01 PM
Account Reference : NEWIMPACC (SV)/ up14302604/ JHANSI SADAR/ UP-JHS
Unique Doc. Reference : SUBIN-UPUP1430260458002616720828V
Purchased by : HARJEET SINGH CHAWLA SO SARB SINGH CHAWLA
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : HARJEET SINGH CHAWLA SO SARB SINGH CHAWLA
Second Party : NA
Stamp Duty Paid By : HARJEET SINGH CHAWLA SO SARB SINGH CHAWLA
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



Statutory Alert:

- The authenticity of this e-stamp can be verified at www.e-stamp.gov.in using the Ram Swaroop App or Stamp Reading App exclusively provided on the e-stamp and as available on the website / Mobile / govt website.
- The date of expiry of the e-stamp is on the date of the certificate.
- In case of any discrepancy, please advise the Competent Authority.

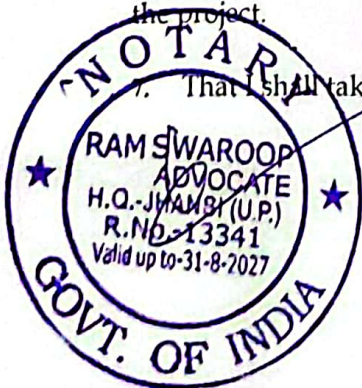
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Harjeet Singh Chawla S/o Shri Sarb Singh Chawla promoter of the proposed project - Pitambra Avenue.

I, Harjeet Singh Chawla, Promoter of the proposed project - Pitambra Avenue do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the proposed project is to be carried out.
2. That the time period within which the project shall be completed by me is on or before 30.04.2028.
3. That seventy per cent of the amounts realised by me 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.
4. 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.
5. 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.
6. That I 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.

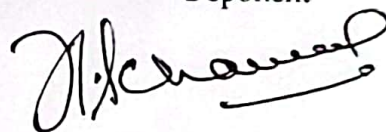
7. That I shall take all the pending approvals on time, from the competent authorities.



8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I 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.

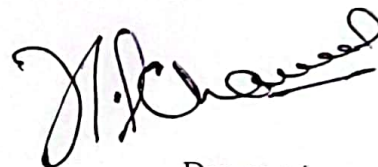
Deponent



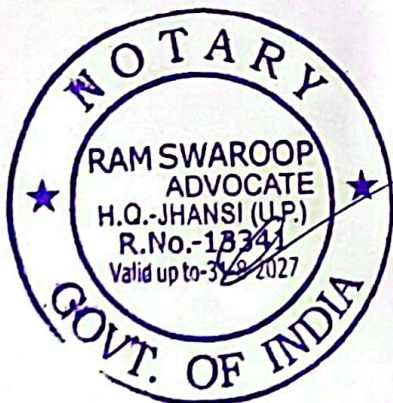
Verification

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 Jhansi on this 7th day of August, 2023.



Deponent



Serial No. 4596/23 Date 7/8/23
Certified that the foregoing statement
sworn before me this day at
by Shri/Smt./Kum. श्री. वि. वि. वि. वि. वि.
to whom the contents of this affidavit have
been read over and explained and who
is identified by Shri.
Received the legal fee Rs. 35.00 each.

Ram Swaroop, Advocate
Notary (Govt. of India) District, JHANSI