

FORM 'B'

[Rule 3(4)]

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 20th May'2024.

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

1. That the Promoter has legal title to the land on which the development of the project is going on.
2. That the said land is free from all encumbrances.
3. The Completion date of the Project is by 02-11-2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of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.

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Delhi on this 15th Day of Nov, 2025

ATTESTED
NOTARY PUBLIC
DELHI (INDIA)

15 NOV 2025

NOTARY
RENU AGRAWAL
Delhi
Regd. No.-17806
GOVT. OF INDIA

Pardos Developers Private Limited
DEPONENT

Pardos Developers Private Limited
DEPONENT

In reference to the above fact, I undertake the below mentioned required details:

'SUKOON' by Pardos Okas is completely new launched project which is registered under category "New" project category, with no sales/booking as on date.

Also, it is further stated that there will be no more future Residential project registration at this site by the promoter.

I solemnly state that the contents of this undertaking are true to the best of my knowledge.

Thanking You.

Yours Sincerely

Mr. Jassa Singh Chawla
(Director)
(Pardos Developers Private Limited)



ATTESTED

NOTARY PUBLIC
DELHI (INDIA)

18 FEB 2025



PARDOS DEVELOPERS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED BY THE BOARD MEMBERS OF PARDOS DEVELOPERS PRIVATE LIMITED (“COMPANY”) AT THE BOARD MEETING HELD ON MONDAY, 20TH DAY OF MAY, 2024 AT 2:30 P.M AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT V.O. NO. 10, 505, CHIRANJIV TOWER, 43 NEHRU PLACE, NEW DELHI, INDIA, 110019

AUTHORIZATION FOR FILING OF APPLICATION WITH UP REAL ESTATE REGULATORY AUTHORITY FOR RESIDENTIAL PLOTTED PROJECT NAMING “SUKOON”


“RESOLVED THAT the consent of the Board of Directors be and is hereby accorded for making and submission of the application for the registration of the Residential Plotted Project naming “SUKOON” by Pardos Okas situated at GH-03, Sector–H, High Tech Township, Sushant Golf City, Lucknow with UP Real Estate Regulatory Authority, Lucknow (UPRERA, Lucknow).

RESOLVED FURTHER THAT Mr. Jassa Singh Chawla, Director of the Company be and is hereby authorized, for and on behalf of the Company:

1. To make an application, sign & submit for the registration of the Residential Plotted Project naming “SUKOON” by Pardos Okas situated at GH-03, Sector–H, High Tech Township, Sushant Golf City, Lucknow before the UP Real Estate Regulatory Authority, Lucknow for and on behalf of the Company.
2. To sign all such documents papers, annexures, undertakings, declarations and affidavits for the purpose of and in the course of registration of the Residential Plotted Project of the Company.
3. To make personal appearance, represent and act, on behalf of the Company and/or to sign documents for the registration of the project before the UP Real Estate Regulatory Authority, Lucknow.
4. To do all such acts, deeds and things as may be necessary and /or incidental for giving effect to the above.

RESOLVED FURTHER THAT the right, powers and authority to exercise any and all of the rights and power herein granted shall commence and be in full force and effect till this Authority is superseded/cancelled/withdrawn by the Board of Directors.”

**Certified True Copy
For Pardos Developers Private Limited**



Jassa Singh Chawla
Director
DIN: 02543983
Address: 120, Sunder Nagar,
Lodhi Road, New Delhi 110003
India





Puneet Kakker
Director
DIN: 08118727
Address: 1018, Valencia
Tower, Mahagun Mezzaria,
Sector 78, Noida, 201304