

INDIA NON JUDICIAL



सत्यमेव जयते

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL48755068590684T
Certificate Issued Date : 12-Nov-2021 10:38 AM
Account Reference : IMPACC (IV)/ dl777403/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL77740391340026558732T
Purchased by : PARSVNATH DEVELOPERS LIMITED
Description of Document : Article Others
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : PARSVNATH DEVELOPERS LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : PARSVNATH DEVELOPERS LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



सत्यमेव जयते



₹100

Please write or type below this line IN-DL48755068590684T

"Affidavit cum Declaration" for the Project Parsvnath Palacia Phase II
Greater Noida, RERA Registration NO. "UPRERAPRJ6095"



For Parsvnath Developers Ltd.

Authorised Signatory

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.



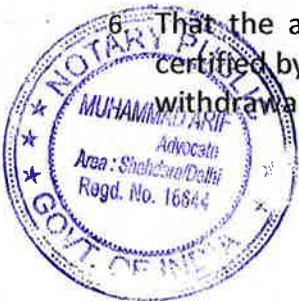
FORM – B
[SEE RULE 3 (4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Madan Dogra duly authorised by the Promoter of the proposed project vide its authorization dated 10.07.2018.

I, Madan Dogra son of Late Sh. M.R. Dogra, 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 I/ Promoter have/ has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land for development of the real estate project or the phases thereof, is enclosed with application.
2. That the said Project namely Parsvnath Palacia- Phase- II consisting tower No. A1 and A2 being developed by us at Greater Noida is charged to Vistra ITCL (India) Ltd., Debenture Trustee, towards security for the Non- Convertible Debentures issued by the Company and that other than the aforesaid encumbrance, no charge/encumbrance exists on the said project save and except the bookings made by the customers in the said Project.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 30th August, 2022.
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.



For Parsvnath Developers Ltd.


Authorised Signatory

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.

For Parsvnath Developers Ltd.


Authorised Signatory
Deponent

Verification

I, Madan Dogra son of Late Sh. M.R. Dogra, 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 November, 2021.

For Parsvnath Developers Ltd.


Authorised Signatory
Deponent



ATTESTED


Notary Public, Delhi
(Govt. of India)
Regd. No. 16644

22 NOV 2021