



INDIA NON JUDICIAL
Government of Punjab

e-Stamp

Certificate No. : IN-PB80829599051885W
Certificate Issued Date : 29-Jan-2024 03:24 PM
Certificate Issued By : pbraspsdu
Account Reference : NEWIMPACC (SV)/ pb7046504/ DERABASSI/ PB-SN
Unique Doc. Reference : SUBIN-PBPB704650462746371307272W
Purchased by : FANINDER SHEKHAR UID 4834 8824 3447
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : THE FIRESTONE ASSETS
Second Party : Not Applicable
Stamp Duty Paid By : THE FIRESTONE ASSETS
Stamp Duty Amount(Rs.) : 100
(One Hundred only)
Social Infrastructure Cess(Rs.) : 0
(Zero)
Total Stamp Duty Amount(Rs.) : 100
(One Hundred only)



21 FEB 2024



Please write **FORM-B** below this line

[See rule 3(3)]

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

Affidavit cum Declaration

I, Faninder Shekhar S/o Shri Naresh Kumar R/o # 190 , Bhagirath Colony, Mansa Punjab-151505 , promoter of the project "Aura Valley " registered in the name of the partnership firm "The Fire Stone Assets" located at Village Banur , Tehsil Derabassi, Distt SAS Nagar , Punjab being the promoter of the project do hereby solemnly declare, undertake and state as under :

For The FireStone Assets

Authorized Signatory

RID

0023672244

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.e-stampstamp.com/ or using e-Stamp Mobile App or 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.

1. That I / promoter have a legal title / consent letter to the land on which the development of the project is proposed.
2. That the said land is not free from encumbrances.
3. That the time period within which the project shall be completed by me /promoter is 24.01.2029.
4. That seventy per cent of the amounts realised by me/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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 on time , from the competent authorities .
9. That I /Promoter have/has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
10. That I / 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 .

For The FireStone Assets
Deponent
Authorised Signatory

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 _____ day of _____.

For The FireStone Assets

Deponent
Authorised Signatory



The Contents of the affidavit Documents has been read over to the Deponent/Executant He/She has accepted this correct

21 FEB 2024

ATTESTED AS IDENTIFIED

NOTARY
(GOVT OF INDIA)
ZIRAKPUR