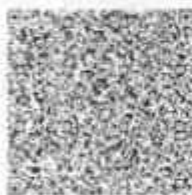




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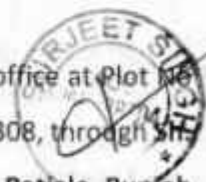
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Certificate Issued Date : 19-Dec-2024 04:57 PM
Certificate Issued By : pbharsigu
Account Reference : NEWIMPACC (SV)/ pb7088104/ MOHALI/ PB-SN
Unique Doc. Reference : SUBIN-PBPB708810480131968286581W
Purchased by : VAJINDER PAL
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : CRA BUILDTECH LLP
Second Party : Not Applicable
Stamp Duty Paid By : CRA BUILDTECH LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)
Social Infrastructure Cess(Rs.) : 0
(Zero)
Total Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

Affidavit cum Declaration

Affidavit cum Declaration of **M/s CRA BUILDTECH LLP** having its registered office at Plot No. 1, 3rd Floor, Block H, Wave Estate, Sector 99, SAS Nagar, Mohali, Punjab - 140308, through **SH. VIVEK MITTAL S/O SHIV KUMAR MITTAL R/O House No. 153, Punjabi Bagh, Patiala, Punjab**



QE 0026556292

Statutory Alert:

- The authenticity of e-stamp certificates should be verified at www.e-stampsonline.com or via the e-stamp mobile app of India. Please refer the details on this certificate and its status on the website.
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 **Warning** 

175001 as Authorized Signatory of the **PROJECT : NOBLE AURELLIA** located at **Chunk Site No. 4, Sector 88, SAS Nagar Mohali**, duly authorized by the promoter of the project.

I, through **Sh. VIVEK MITTAL S/O SHIV KUMAR MITTAL R/O House No. 153, Punjabi Bagh, Patiala, Punjab 175001** as Authorized Signatory of the **PROJECT: NOBLE AURELLIA** located at **Chunk Site No. 4, Sector 88, SAS Nagar Mohali**, do hereby solemnly declare, undertake and state as under:

1. **M/s CRA BUILDTECH LLP** has a 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/ Consent/ Power of Attorney between such owner and promoter for development of the real estate project is enclosed herewith,

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 20 April 2028
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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.




For CRA BUILDTECH LLP
Auth. Sign.

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 CRA BUILTECH LLP
Deponent

Auth. Sign.

Verification

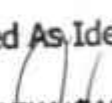
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Chandigarh on 4/Mar./2025


Deponent
For CRA BUILTECH LLP
Auth. Sign.



Attested As Identified


MONIKA GARGI
Notary, Chandigarh (U.T.)

4 MAR 2025