



सत्यमेव जयते

INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No. : IN-CH26396452102607S
Certificate Issued Date : 29-Dec-2020 10:24 AM
Certificate Issued By : chsomechi
Account Reference : IMPACC (GV)/ chimpsp07/ E-SAMPARK SEC-35/ CH-CH
Unique Doc. Reference : SUBIN-CHCHIMPSP0752715974354632S
Purchased by : OM
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SANCHIT SINGLA
Second Party : Not Applicable
Stamp Duty Paid By : SANCHIT SINGLA
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



-----Please write or type below this line-----

FORM 'B'

[See rule 3(3)]

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

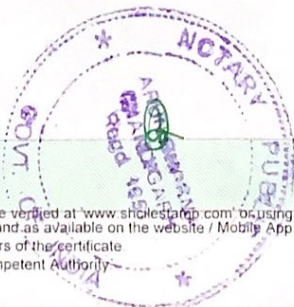
Affidavit cum Declaration

Affidavit cum Declaration of Sh. Sanchit Singla, S/o Sh. R.M. Singla, resident of #297 Sector 33 A, Chandigarh, duly authorized by promoter of the project: 'ASTER PLAZA' located at Village- Ramgarh Bhuda, SAS Nagar, Punjab, duly authorized by the promoter of the project.



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.



Contd.....(2)

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(2)

I, **Sh. Sanchit Singla, S/o Sh. R.M. Singla, resident of #297 Sector 33-A, Chandigarh**, duly authorized by the promoter of the project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / Promoter have 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.

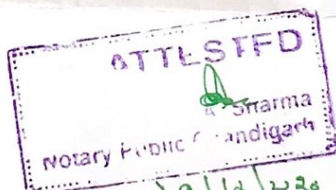
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31-12-2024.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have 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.

NOTARY OF

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 Chandigarh on this 29 day of December 2020.



Sanchit Singla
Deponent

Sanchit Singla
Deponent
The contents of the document have been read over to the deponent/executor, etc. and he/she has declared it to be true and correct.