



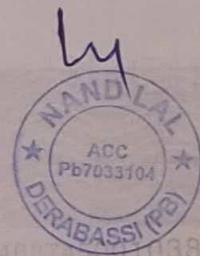
INDIA NON JUDICIAL
Government of Punjab

e-Stamp

Certificate No. : IN-PB51462745001038V
Certificate Issued Date : 19-Oct-2023 11:18 AM
Certificate Issued By : pbvjyrmu
Account Reference : NEWIMPACC (SV)/ pb7033104/ DERABASSI/ PB-SN
Unique Doc. Reference : SUBIN-PB703310404310225987341V
Purchased by : SUKHDEEP SINGH
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MU BUILDERS AND PROMOTERS
Second Party : Not Applicable
Stamp Duty Paid By : MU BUILDERS AND PROMOTERS
Stamp Duty Amount(Rs.) : 50
(Fifty only)
Social Infrastructure Cess(Rs.) : 0
(Zero)
Total Stamp Duty Amount(Rs.) : 50
(Fifty only)



Please write or type below this line



RD 0020475664

19 OCT 2023

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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(3)]

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

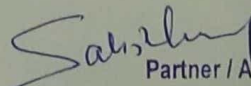
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Satish Kumar S/o Sh. Tarsem Chand promoter of the proposed project by M/s MU Builders and Promoters (Project Name: Amelia Estate), vide its authorization dated 20/11/2022.

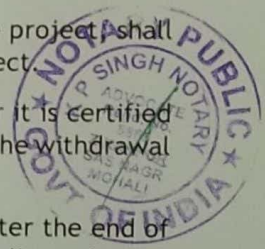
I, Satish Kumar promoter of the proposed project by M/s MU Builders and Promoters (Project Name: Amelia Estate), do hereby solemnly declare, undertake and state as under:

1. That I promoter have a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 11/09/2028.
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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

For M U BUILDERS & PROMOTERS


Partner / Auth. Sign.

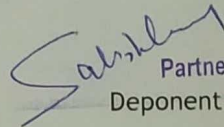
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9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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 M U BUILDERS & PROMOTERS

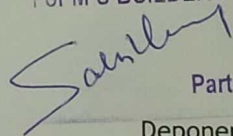

Partner / Auth. Sign.
Deponent

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 Zirakpur on this 19th day of October 2023.

For M U BUILDERS & PROMOTERS


Partner / Auth. Sign.
Deponent



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

19 OCT 2023

ATTESTED AS IDENTIFIED

NOTARY
(GOVT OF INDIA)
ZIRAKPUR