



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Punjab

e-Stamp

Certificate No. : IN-PB93084324662208V
Certificate Issued Date : 25-Apr-2023 01:47 PM
Certificate Issued By : pbvjyrmaw
Account Reference : NEWIMPACC (SV)/ pb7033104/ DERABASSI/ PB-SN
Unique Doc. Reference : SUBIN-PBPB703310487561822648421V
Purchased by : DEEPAK KUMAR
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : KG ENTERPRISES
Second Party : Not Applicable
Stamp Duty Paid By : KG ENTERPRISES
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

For M/s. K.G. Enterprises

[Signature]
Partner



0002856179

04 MAY 2023

1. The authenticity of this Stamp certificate should be verified at www.shCIL.com or the e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the Website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. 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 M/s KG Enterprises, through its Authorised Signatory Mr. Sahil Modi S/o Sh. Bharat Bhushan Modi, promoter of the proposed project / duly authorized by the promoter of the proposed project.

M/s KG Enterprises, through its authorized Signatory Mr. Sahil Modi S/o Sh. Bharat Bhushan Modi, promoter of the proposed project / duly authorized by the promoter of the project "Northview Kunj" situated at High Ground Road, Opposite Apple Resort, Village Nabha, Zirakpur, Distt. Mohali -140603 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 proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the Sale Deed 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.

OR

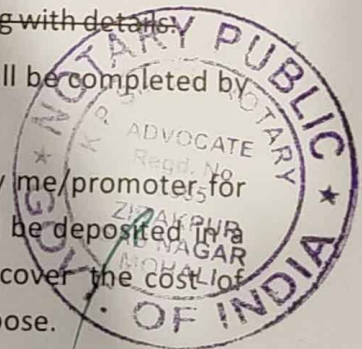
That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 30/04/2028.

4. That seventy per cent of the amounts realized 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



04 MAY 2023

For M/s. K.G. Enterprises

Sahil Modi
Partner

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 (If any) 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 M/s. K.G. Enterprises

Partner
Deponent

*The contents of this affidavit
Document has been read over to
the Deponent/Executant He/She
has attested this correct*

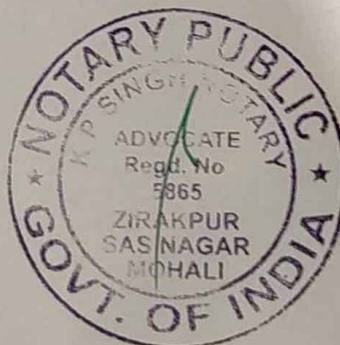
Verification

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/us at Zirakpur on this 03rd May of 2023.

For M/s. K.G. Enterprises

Partner
Deponent



04 MAY 2023

ATTESTED AS IDENTIFIED

NOTARY
(GOVT. OF INDIA)
ZIRAKPUR