



INDIA NON JUDICIAL
Government of Punjab

e-Stamp

Certificate No. : IN-PB82997345129191W
Certificate Issued Date : 05-Feb-2024 01:21 PM
Certificate Issued By : pbumeshau
Account Reference : NEWIMPACC (SV)/ pb7015004/ MOHALI/ PB-SN
Unique Doc. Reference : SUBIN-PBPB701500467055093093834W
Purchased by : NISHANT AGGARWAL
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MRLK BUILDERS AND DEVELOPERS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : MRLK BUILDERS AND DEVELOPERS PVT LTD
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

QE 0000208735

Statutory Alert:

* This is a non-judicial stamp certificate issued by the Government of Punjab. It is valid only if it is verified at www.theeStamp.com or by using a Stamp Mobile App or a Stamp Hearing Machine. Any other method of verification is not valid. The Government of Punjab and its agents are not responsible for any loss or damage caused by the use of this certificate. The Government of Punjab and its agents are not responsible for any loss or damage caused by the use of this certificate.

FORM B
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of the promoter 'M/s MRLK BUILDERS AND PROMOTERS PRIVATE LIMITED', having its registered office at Ground Floor, Village Jhampur, C/o Ranvir Singh, SAS Nagar, Mohali, through its authorised signatory Mr. Modan Singh, authorised vide authorization dated 27-01-2024.

I, Modan Singh, authorised signatory of M/s MRLK BUILDERS AND PROMOTERS PRIVATE LIMITED, the promoter of the proposed Project namely 'THE GRAND SKY', situated at Village Radiala, Tehsil Kharar, Distt SAS Nagar Mohali, do hereby solemnly affirm, declare and state as under--

1. That the promoter has a legal title to the land on which the development of the real estate project 'THE GRAND SKY' is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project will be completed by the promoter is on or before 24.01.2029.
4. That seventy per cent of the amounts realised by the Promoter for the real estate project from the allottees, from time to time, will be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction/development and the land cost and will be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, will be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account will 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 the Promoter will get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and will produce a statement of accounts duly certified and signed by such chartered accountant and it will 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 the Promoter/ authorised signatory will take all the pending approvals on time, from the competent authorities.



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9. That the Promoter/authorised signatory has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter will not discriminate against any allottee at the time of allotment of any plot or building, as the case may be, on any grounds.

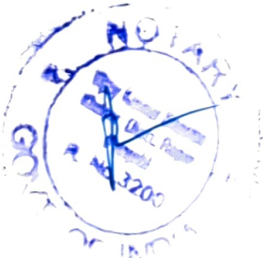

Deponent

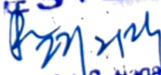
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Kharu on 22nd day of Feb 2024.


Deponent



ATTESTED

Notary Kharu (S.A.S. Nagar)

2282
22-2-24

