



सत्यमेव जयते

INDIA NON JUDICIAL Government of Punjab

e-Stamp

Certificate No. : IN-PB75636406786169W
Certificate Issued Date : 30-Oct-2024 02:22 PM
Certificate Issued By : pbkulwinu
Account Reference : NEWIMPACC (SV)/ pb7016204/ KHARAR/ PB-SN
Unique Doc. Reference : SUBIN-PBPB701620450600975384766W
Purchased by : RAJINDER KUMAR
Description of Document : Article 4 Affidavit
Property Description : NA
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
 (Zero)
First Party : SINGLA BUILDERS and PROMOTERS LTD
Second Party : NA
Stamp Duty Paid By : SINGLA BUILDERS and PROMOTERS LTD
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)
Social Infrastructure Cess(Rs.) : 0
 (Zero)
Total Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



For Singla Builders and Promoters Ltd.

05 JUN 2025

Director

QE 0020322903

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.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.

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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 Singla Builders & Promoters Limited** Through Authorized Signatory **Amandeep Singla**, Director cum Authorized Signatory of the following project vide its/ his/ their authorization dated **05-05-2025**.

Project Name: **Star Hills** at Village Madhopur, Tehsil Derabassi, District SAS Nagar, Mohali, Punjab

That I, **Amandeep Singla** Director cum Authorized Signatory of the proposed project do hereby by 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 project is proposed and That the promoter have a legally valid authentication of title of such land along with an authenticated copy of the agreement 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 except unit no D-1001, D-1101, D-1102, D-1103, D-1201, D-1202, D-1203, D-1301, D-1302, D-1303, D-1401, D-1402 against external development charges hypothecated for **Rs. 2,43,34,322/-** and unit no D-1002, D-1403, D-1404 against development works hypothecated for **Rs. 53,29,450/-** which are hypothecated to Competent Authority.
3. That the time period within which the project shall be completed by promoter is **01-06-2030**.
4. That seventy percent of the amounts realized by the company 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.



For **Singla Builders and Promoters Ltd.**

05 JUN 2026

[Signature]
Director

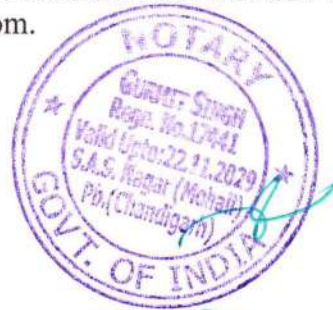
7. That I/ promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of 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/ 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 Singla Builders and Promoters Ltd.


Director
Deponent

Verification

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



Attested as Identified


GURMIT SINGH
Notary, S.A.S. Nagar (Mohali)
(CHANDIGARH)

05 JUN 2025