



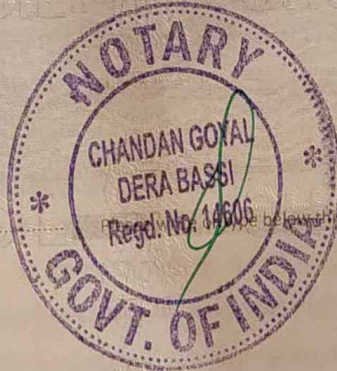
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Punjab

e-Stamp

Certificate No. : IN-PB41248206839733U
Certificate Issued Date : 09-Nov-2022 12:01 PM
Certificate Issued By : pbvjyrmaw
Account Reference : NEWIMPACC (SV)/ pb7033104/ DERABASSI/ PB-SN
Unique Doc. Reference : SUBIN-PBPB703310483286462931581U
Purchased by : SAHIL MODI
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SHRI BUILDERS
Second Party : Not Applicable
Stamp Duty Paid By : SHRI BUILDERS
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



For Shri Builders

Rishi Mohi
Partner

JD 0016499868

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using 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. In case 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 Shri Builders**, through its Authorised Signatory Mr. Rachit Modi S/o Sh. Bharat Bhushan Modi, promoter of the proposed project / duly authorized by the promoter of the proposed project.

M/s Shri Builders, through its authorized Signatory Mr. Rachit Modi S/o Sh. Bharat Bhushan Modi, promoter of the proposed project / duly authorized by the promoter of the project "**Northview Avenue**" situated at Village Dialpura, Chimney Heights Road, Zirakpur, Distt S.A.S Nagar 140601 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

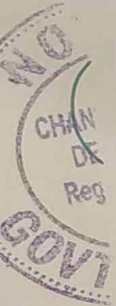
~~That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/promoter is 31/10/2024.

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



For Shri Builders

Rachit 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.

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

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 Shri Builders

Rajesh Mehta
Partner
Deponent

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 9th November day of 2022.

For Shri Builders

Rajesh Mehta
Partner
Deponent

09 NOV 2022

ATTESTED

CHANDAN GOYAL
NOTARY
App. by Govt. of India
DERA BASSI

Note Notary Public has only witnessed/attested the executants signatures and takes no responsibility for the contents of this documents