



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Punjab

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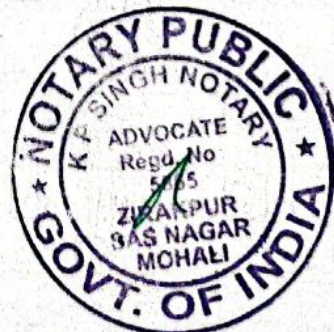
Certificate No. : IN-PB64992444891621V  
 Certificate Issued Date : 25-Jan-2023 12:33 PM  
 Certificate Issued By : pbumeschau  
 Account Reference : NEWIMPACC (SV)/ pb7015004/ MOHALI/ PB-SN  
 Unique Doc. Reference : SUBIN-PBPB701500431101047338115V  
 Purchased by : DEEPAK GANDHI  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Area of Property : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : SUMAN DIVINE HOMES  
 Second Party : Not Applicable  
 Stamp Duty Paid By : SUMAN DIVINE HOMES  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Please write or type below this line

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21/4/23

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JD 0028716053

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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. 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 Mr. **Deepak Gandhi S/o Sh. Subhash Chand Gandhi R/o H.No. 33, M.S. Enclave, Ward No. 3, Dhakoli**. Authorized Signatory of the **M/s Suman Divine Homes** & duly authorized by the partners of the the board of Directors of the proposed project "**The Suman Marvelous**", vide its/his/their authorization dated 09 March, 2023.

I, Ramesh Kumar duly authorized by the board of Partners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the name of residential colony is '**The Suman Marvelous**' and promoted by M/s Suman Divine Homes, site address at Village Ramghar Bhudda, Zirakpur, Distt. S.A.S. Nagar, Punjab.
2. That Promoter has a legal title to the land on which the development of the commercial colony is proposed
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by promoter is 23-Dec-27.
5. That seventy per cent of the amounts realized by 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.
6. 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.
7. 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.
8. That 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.



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9. That Promoter shall take all the pending approvals on time, from the competent authorities.
10. That Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That 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.

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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

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

Deponent



21 APR 2023

ATTESTED AS IDENTIFIED

  
NOTARY  
(GOVT. OF INDIA)  
ZIRAKPUR

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