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e-Stamp

Certificate No. : IN-PB06182099489021V  
Certificate Issued Date : 02-Jun-2023 03:27 PM  
Certificate Issued By : pbvjyrmaw  
Account Reference : NEWIMPACC (SV)/ pb7033104/ DERABASSI/ PB-SN  
Unique Doc. Reference : SUBIN-PBPB703310413891668620941V  
Purchased by : NAVRAJ SINGH BAINS  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Area of Property : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : TURN STONE REALTY LLP  
Second Party : Not Applicable  
Stamp Duty Paid By : TURN STONE REALTY LLP  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)  
Social Infrastructure Cess(Rs.) : 0  
(Zero)  
Total Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



TurnStone Realty LLP  
Authorised Signatory

Handwritten signature and date 8/6/23

IRD 0002929849

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shrestamp.com](http://www.shrestamp.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. Gulzarinder Singh Chahal S/o Harinder Singh Chahal R/o #9, Joginder Nagar, Patiala, Punjab, 147001 authorised signatory of the project: The Medallion Aurum, located at Group Housing Site at Sector 67, SAS Nagar, Mohali, Punjab, duly authorized by the promoter of the project.

Gulzarinder Singh Chahal S/o Harinder Singh Chahal R/o #9, Joginder Nagar, Patiala, Punjab, 147001 authorised signatory of the project The Medallion Aurum, located at Group Housing Site at Sector 67, SAS Nagar, Mohali, Punjab, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That M/s Turnstone Realty LLP have 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 agreement/ Consent/ Power of Attorney 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.
3. That the time period within which the project shall be completed by me/ promoter is 30.11.2030.
4. That seventy per cent of the amounts realised 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

*Gulzarinder Singh Chahal*

Noted that this Affidavit is a legally valid authentication of title of such land along with an authenticated copy of the agreement/ Consent/ Power of Attorney between such owner and promoter for development of the real estate project is enclosed herewith.




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.

  
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 Chandigarh on this 8/6 day of June 2023

  
Deponent



ATTESTED AS IDENTIFIED  
8/6/23  
KRISHNA  
NOTARY CHANDIGARH

