



INDIA NON JUDICIAL

Government of Punjab

e-Stamp

Certificate No. : IN-PB41258457851910V
 Certificate Issued Date : 18-Sep-2023 02:44 PM
 Certificate Issued By : pbvjyrmaw
 Account Reference : NEWIMPACC (SV)/ pb7033104/ DERABASSI/ PB-SN
 Unique Doc. Reference : SUBIN-PBPB703310484001640807038V
 Purchased by : SATBIR SINGH
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Area of Property : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : KRISHNA BUILDERS
 Second Party : Not Applicable
 Stamp Duty Paid By : KRISHNA BUILDERS
 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



08 DEC 2023

IE 0002015430

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.

FORM 'B' [See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT

SIGNED BY A PARTNER (AUTHORISED) OF THE APPLICANT PROMOTER FIRM

Affidavit cum Declaration

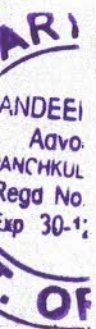
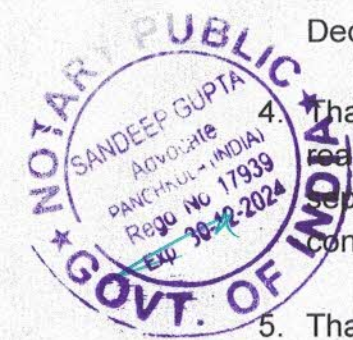
Affidavit cum Declaration of **MR. VISHWAS CHADHA**, a partner and duly authorized by the promoter firm **KRISHNA BUILDERS** of the proposed project **ATLANTIS GRAND**, vide its authorization dated 19th September, 2023.

I, **Vishwas Chadha**, Partner and Authorized Signatory of the promoter Firm of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

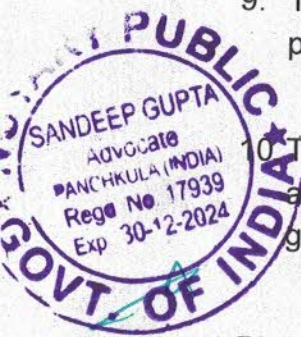
1. That the firm has a legal title to the land on which the development of the project is proposed khasra No. 1079/25, 1086/32, 1080/791/713, 1085/31, 800/802/30 of Village : Nabha, Tehsil Zirakpur, Distt. SAS Nagar (Mohali) has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the applicant firm /promoter is around 60 months i.e. it is expected to be completed by 31st December, 2028.
4. That seventy per cent of the amounts realized by the firm /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.

Contd.. P/2

08 DEC 2023



7. That the firm/ 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 on time, from the competent authorities.
9. That the firm/ promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the firm/ 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.



Place : SAS Nagar
Date : 08 December, 2023

[Signature]
DEPONENT

Verification

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

Place : SAS Nagar
Date : 08 December, 2023

✓
Contents of the affidavit/GPA/SPA/Agreement/
Instrument readover/ explained to Deponent/
Declarant / Executant in his/her language who
seemed perfectly understood the same and has
admitted to be correct.

[Signature]
DEPONENT

Attested as Identified

[Signature]
SANDEEP GUPTA
Notary, PANCHKULA (Haryana)

08 DEC 2023

NOV
GOV