

Form 'B'

(See Rule 3(3))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTED, OR ANY PERSON AUTHORIZED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTED

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of Surabhi Malik, IAS, Chief Administrator, Patiala Urban Planning & Development Authority (PDA), Patiala promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 3rd/17 may 2002.

I, Surabhi Malik, IAS, working as Chief Administrator, Patiala Urban Planning & Development Authority (PDA), Patiala promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The I/promoter have/has a legal title to the land on which the development of the project is proposed

OR

Patiala Urban Planning & Development Authority (PDA), Patiala 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 to 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. 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 tentative date 31-12-2024.

4. That seventy percent of the amounts realized by me/promoter for the real estate project from the allottee, 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 That the amounts from the separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



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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 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 Pachala on this 05th day of Jan. 2021


DEPONENT

I Identified the Deponent/Person
to whom I know personally.

The Contents of this affidavit/document
has been read over to the deponent
He/She has accepted the true & Correct.



Attested As Identified

NOTARY PUBLIC
PATIALA INDIA
05 JAN 2021

