

AFFIDAVIT



M/s Mittal Township Private Limited

5055
20/09/18

Navchattan Singh Rana
Stamp Vender
Mobali M:9915314442

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

Certified that the Affidavit has been read over & explained to the Deponent/Executant who seemed perfectly to understand the same at the time of making thereof.

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 Mittal Township Private Limited**, through its Auth. Signatory **Dinesh Kumar Mittal** S/o Sh. Ram Chander Mittal, promoter of the proposed project / duly authorized by the promoter of the proposed project.

M/s Mittal Township Private Limited, through its authorized Signatory Dinesh Kumar Mittal S/o Sh. Ram Chander Mittal, promoter of the proposed project / duly authorized by the promoter of the project **Block-B & D of "Paradise Appartments"** do hereby solemnly declare, undertake and state as under:

1. That **M/s Mittal Township Private Limited**, promoter has Legal Land Title Deed's of land. These details are duly described/ supported by documents in the application for registration.
2. That the said land is free from all encumbrances, liens or charges.
3. That the time period within which the project shall be completed by the promoter is December 31, 2018.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



20 SEP 2018

[Handwritten signature]

10. 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 Zirakpur on this 20th Day of September, 2018.

Deponent



Attested As Identified

NOTARY
S.A.S. NAGAR (PB.)

20 SEP 2018