

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

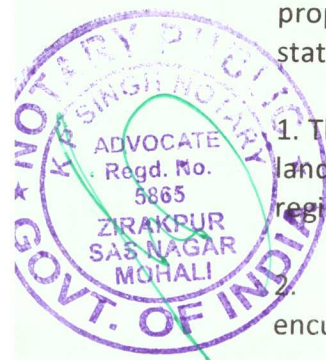
Affidavit cum Declaration of **M/s Malwa Projects Pvt. Ltd.**, through its Director **Rahul Jain** S/o Satish Kumar, promoter of the proposed project / duly authorized by the promoter of the proposed project.

M/s Malwa Projects Pvt. Ltd., through its **authorized Signatory Rahul Jain** S/o Sh. Satish Kumar, promoter of the proposed project/duly authorized by the promoter of the proposed namely "**Escon Primera**" project do hereby solemnly declare, undertake and state as under:

1. That **M/s Malwa Projects Pvt. Ltd.**, promoter has Legal Land Title Deed's of the whole land. These details are duly described/ supported by documents in the application for registration.
2. That the said land which measures 53 Bigha and 9 Biswa is free from all encumbrances, liens or charges.
3. That the time period within which the project shall be completed by the promoter is 31st May, 2025 (Phase 1 which includes Tower I, J, K, L, M and N and 19 Shops). Further from the above said Total Land we are constructing 13 Towers and 19 Shops out of which we are applying now for only 6 Towers i.e. Tower No. I, J, K, L, M, N and 19 Shops.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

*The Contents of this affidavit
Document has been read over to
the Deponent/Executant He/She
has accepted this correct.*

110 JAN 2019



9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

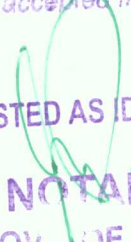
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Zirakpur on this 10th day of January, 2019.


Deponent

*The Contents of this affidavit
Document has been read over to
the Deponent/Executant He/She
has accepted this correct.*

ATTESTED AS IDENTIFIED


NOTARY
(GOVT. OF INDIA)
ZIRAKPUR

10 JAN 2019