



पंजाब PUNJAB

AK 513304

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Vijay Kapoor duly authorized by the promoter of the proposed project:

I, Vijay Kapoor, promoter 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 Partners of Kapco Builders & Developers 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 between such owner and promoter for development of the real estate project has already been submitted at the time of registration of the project.

2. That the said land is free from all encumbrances.

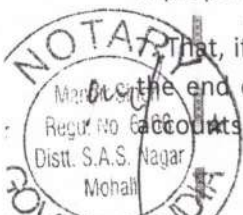
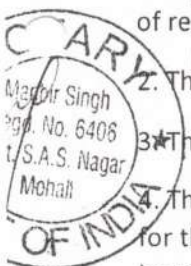
3. That the time period within which the project shall be completed by us is up to 30-6-2019.

4. That, if the units are sold on instalment basis, then seventy per cent of the amounts realised by 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, if the units are sold on instalment basis, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That, if the units are sold on instalment basis, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, if the units are sold on instalment basis, we 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



[Signature]

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 we shall take all the pending approvals on time, from the competent authorities.

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

10. That we 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.



Verification


Deponent

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 Mohali on this


Deponent

Read Over & Admitted to be Correct

Declare Before me
ATTESTED
MANBIR SINGH
NOTARY
Distt. S.A.S. Nagar (Mohali)