



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

AF 604348

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Leela Residencies Private Limited through its authorized signatory Warangan Kumar Ralhan S/o Sat Pal Ralhan R/o #342 Sector 6, Panchkula, Haryana- 134109, promoter of the proposed project Leela Orchid Greens/ duly authorized by the directors of the proposed project.

I Warangan Kumar Ralhan S/o Sat Pal Ralhan R/o #342 Sector 6, Panchkula, Haryana- 134109, Director of Leela Residencies Pvt. Ltd. promoter of proposed project "Leela Orchid Greens" located at village Khuni Majra, Kharar Landran Road, Kharar, Mohali 140301, do hereby solemnly declare, undertake and state as under:

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

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 is enclosed herewith.

2. That the said land is partially mortgaged with the bank.

3. That the time period with in which the project shall be completed by company

June 01, 2022.

For Leela Residencies (P) Ltd.

Warangan K  
Director

8 JUL 2019





4. That seventy per cent of the amounts realized by the company 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the company 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 the company shall take all the pending approvals on time, from the competent authorities (if any).

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

10. That the company 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.

For Leela Residencies (P) Ltd.

*[Signature]*  
Deponent  
Director

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 Kharar on this July 8, 2019.

For Leela Residencies (P) Ltd.

*[Signature]*  
Deponent  
Director

*[Signature]*

BU T P S 2914 K

Attested As Identified

*[Signature]*

8 JUL 2019