



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

AK 413646

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 Veer Colonisers and Builders Private Limited through director Mr. Vicky Sharma, promoter of the proposed project "Veer Gardens (5.75 Acres)" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01-04-2019. I, **Vicky Sharma**, Director of M/S Veer Colonisers and Builders Pvt. Ltd, promoter of the proposed project "Veer Gardens(5.75 Acres)" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That and M/s Veer Colonisers and Builders Private Limited have/ has a legal title to the land on which the development of the project is proposed.



Feb/Computer

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03/09/19

ASHOK KAPOOR
Stamp Vendor
Tax Amritsar

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Stamp Vendor
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2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land is as given below:
From Total of 46K-18 M land, 227.24 Sq yds from Khasra No : 46//14/1, 1600.53 Sq. yds from Khasra No: 46//7, 312.45 Sq.yds from Khasra no: 46//7, 125 Sq. Yds from Khasra no: 46//4 and 1345.75 Sq yds from Khasra No: 46//3/2 i.e. total area of 3610.97 Sq. Yds is mortgaged with Amritsar Development Authority, Amritsar and except the mortgaged land i.e. 3610.97 Sq. Yds. as mentioned above, all land of project is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter **is 5 years i.e. from 01.09.2019 to 31.08.2024**
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 withdraw 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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 is 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 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.

Verification

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

Verified by me at Amritsar on this 03rd day of September, 2019.



Deponent

ATTESTED as IDENTIFIED

Satish Kumar Anand Notary
Amritsar

3 SEP 2019