



पंजाब PUNJAB

AK 070710

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 Harmony Colonisers Pvt. Ltd. through its Director, Rajinder Nath Verma, Director, promoter of the Imperial Apartments project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16th June 2019.

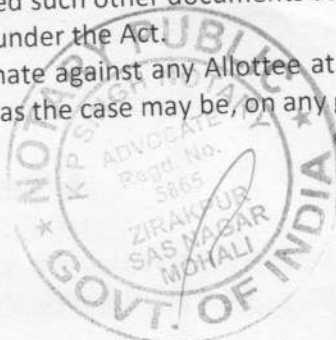
M/S Harmony Colonisers Pvt. Ltd. through its Director, Rajinder Nath Verma, promoter of the proposed project / duly authorized by the promoter of the Imperial Apartments project do hereby solemnly declare, undertake and state as under:

1. That the promoter/company has a 100% legal 6 title deeds to the land on which the development of the project is proposed. Legally valid authentication sale deeds of such land (deeds attached).
2. That the said land is free from all encumbrances (attached).
3. That the time period within which the project shall be completed by promoter is 6 years dated 15/08/2025.
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. It is pertinent to mention here that the company had already executed the 100% sale deeds from their own pocket And apart from these expenses company had already incurred Crores of rupees from his own pocket for development without a single sale hence this clause will partially applicable on builder company.

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

19 AUG 2019

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project with the permission of CA.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 now the promoter company is going to commence the construction of S plus four units.
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.



Dejinder Chohan
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 _____ on this _____ day of _____.

Dejinder Chohan

DEPONENT

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

9 AUG 2019

ON DAY..... OF 20.....
K.P. SINGH NOTARY APPOINTED UNDER
THE NOTARY ACT 1952 AUTHENTICATE
ATTESTED / EXECUTE OF ABOVE INSTRUMENT.

NOTARY ZIRAKPUR