



पंजाब PUNJAB

AA 306853

FORM 'B'
[See rule 3(3)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pradeep Singh Rathee duly authorized by the promoter '**ATS Estates Private Limited**' of the project '**ATS Golf Meadows-V**', vide its authorization dated 1st April 2016;

I, Pradeep Singh Rathee, duly authorized by the promoter '**ATS Estates Private Limited**' of the project '**ATS Golf Meadows-V**' do hereby solemnly declare, undertake and state as under:

That the promoter has a legal title to the land on which the development of the project is to be carried out.

That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details is attached herewith.

3. That the time period within which the project shall be completed by promoter is **5 years**.

For ATS Estates Pvt. Ltd.


Authorized Signatory

4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

4251/59/2104
Certified that the Affidavit/S.
GPA has been readover & explained
to the Deponent. Deponent who
seemed perfectly to understand the
same at the time of making thereof.

For ATS Estates Pvt. Ltd.

Deponent
Authorized Signatory

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 Derabassi on this 23rd day of September 2019.

ATTESTED

NOTARY DERABASSI
DISTT. SAS NAGAR

21 OCT 2019

For ATS Estates Pvt. Ltd.

Deponent
Authorized Signatory