

भारतीय गैर न्यायिक

पचास

रुपये

रु.50

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पंजाब PUNJAB

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

Contents of the affidavit/GPA/SPA
Agreement/Instrument read over/
explained to Deponent/Declarant/
Executant in his/her language who
seemed perfectly & understand the same.

AG 352282

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 **Gurpreet Singh**, Director of M/s **Joy Homes**. Ltd promoters of the following project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____

Joy Smart Homes, at Plot No.203 to 210 and Plot No. 219 to 226 in Block A, sector 85 Wave Estate, SAS Nagar, Mohali

I **Gurpreet Singh**, Partner of M/s **Joy Homes**. promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. A legally valid authentication of title of such land in Form of Allotment along with an authenticated copy of the Memorandum of Understanding between such owner and promoter for development of the real estate project is enclosed herewith.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by me/promoter is

31/12/2024

4. That seventy per cent of the amounts realised 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.

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
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.

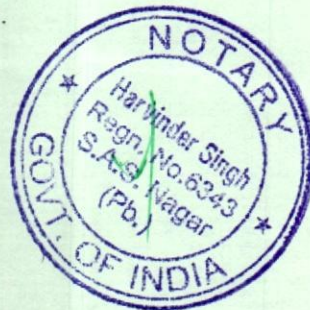
I identified the deponent/executant who sign/thumb marked in my presence.

Tanvir Singh Sharma
H/14 Connaught Place
New Delhi

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 5 day of Nov 2019.



Attested as Identified

Harvinder Singh
Notary, S.A.S. Nagar (Pb.)

05 NOV 2019

Conf. at w Partner

Deponent

(GURPREET SINGH)

For JOY HOMES

Conf. at w Partner
Deponent

(GURPREET SINGH)