



पंजाब पंजाब PUNJAB

AH 474967

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s Landmark Developers through its authorized signatory Gurbaj Singh Kang S/o Satinder Singh Kang R/o # 303, Sector 9-D, Chandigarh, 160009, promoter of the proposed project Mata Gujri Avenue duly authorized by the Partners of the proposed project.

I Gurbaj Singh Kang S/o Satinder Singh Kang R/o # 303, Sector 9-D, Chandigarh, 160009, Partner of Landmark Developers, promoter of proposed project "Mata Gujri Avenue" located at Village Bhagomajra Near SKRM College, Ludhiana Road, Kharar, Punjab, 140301, do hereby solemnly declare, undertake and state asunder:

1. 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 free from all encumbrances.
3. That the time period within which the project shall be completed by firm is 30/11/2023.
4. That seventy per cent of the amounts realized by the firm 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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LANDMARK DEVELOPERS

PARTNER

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

LANDMARK DEVELOPERS

Deponent

PARTNER

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 Kharar on this 18-11-19

LANDMARK DEVELOPERS

Deponent

PARTNER

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Attested as Identified
NARINDER SINGH
Notary
Distt. S.A.S. Nagar

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