

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

भारत

INDIA

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पंजाब पंजाब PUNJAB

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

816882

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 **Gurpreet Singh**, Director of M/s **Joy Homes**. Ltd promotes of the following project/duly authorized by the promoter of the proposed project, vide its/his/the is authorization dated \_\_\_\_\_

Joy Smart Homes, at Plot No.211 to 218 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. That the company/promoter have/has a legal title to the land on which the development of the project is proposed.

AND

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 me/promoter is 21/08/2023.

4. That seventy percent of the amount realized 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.

19 AUG 2020

*Gurpreet Singh*



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



*Harvinder Singh*  
Deponent

#### 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 day of 19 AUG 2020

*Harvinder Singh*  
Deponent



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

Sign. Attested as Identified

**Harvinder Singh**  
Notary, S.A.S. Nagar (Mohali)

**19 AUG 2020**

*Harvinder Singh*  
**Panvel 44A PB 4538A**  
**DOB 23/07/1987**