



PUNJAB

AS 725751

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 Mr. R.S Pathania, authorized signatory, Janta Land Promoters Pvt. Ltd., duly authorized by the promoter of the proposed project, namely, Galaxy Heights-2, Phase-I, Tower- D&E, Sector 66-A, S.A.S Nagar, Mohali, vide resolution dated 28.04.2014 and office order dated. 24.06.2020.

I, R.S Pathania, S/o Sh. G.S Pathania, authorized signatory, Janta Land Promoters, Mohali duly authorized by the promoter of the proposed project (Galaxy Heights-2, Phase-I, Tower- D&E, Sector 66-A, S.A.S Nagar, Mohali) do hereby solemnly declare, undertake and state as under: -

1. That the promoter has a legal title to the land on which the development of the project is proposed (Galaxy Heights-2, Phase-I, Tower- D&E, Sector 66-A, S.A.S Nagar, Mohali).

2. That detail of encumbrances: - land measuring 3.59 Acres has been mortgaged against loan amounting to Rs. 55 crores in favour of the bank, LIC Housing Finance Ltd, New Delhi as per Rapat No. 67 dated. 02.11.2018.

3. That the time period within which the project (Galaxy Heights-2, Phase-I, Tower- D&E, Sector 66-A, S.A.S Nagar, Mohali) shall be completed by promoter is 16.11.2026.

4. That seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 (Galaxy Heights-2, Phase-I, Tower- D&E, Sector 66-A, S.A.S Nagar, Mohali.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

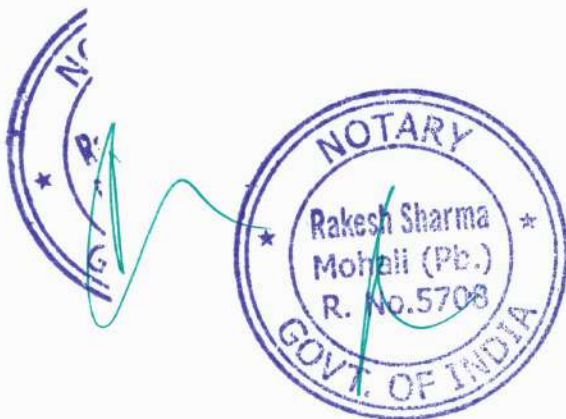

Deponent

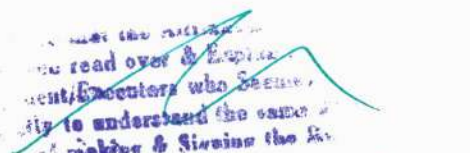
Verification

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 S.A.S Nagar, Mohali on this 23rd day of November, 2021.


Deponent




ATTESTED
24/11/2021
RAKESH SHARMA
NOTARY, District Court
MOHALI, PUNJAB
(GOVT. OF INDIA)