



पंजाब PUNJAB

FORM 'B'

Y 745105

[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

I, Parshotam Singh Grewal S/O Jaswant Singh Grewal, R/O 1122, Phase 5, SAS Nagar -160059, promoter director of the project Orbit Apartments, VIP Road, Zirakpur / duly authorized by the promoter company, M/S Orbit Apartment Construction Pvt. Ltd., of the project, vide its authorization dated 25.07.2017; hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is to being carried out 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 the promoter company is 31st December, 2018.
4. That seventy per cent of the amounts realized by the promoter company for this 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.

The contents of this affidavit Document has been read over to the Deponent/Executant He/She has accepted this correct

FOR ORBIT APARTMENT CONSTRUCTION PVT. LTD.

Parshotam Singh
DIRECTOR

23 AUG 2017

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 company 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 company shall take all the pending approvals on time, from the competent authorities.

9. That the promoter company promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter company 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.

The Contents of this affidavit Document has been read over to the Deponent/Executant He/She has accepted this correct.

FOR ORBIT APARTMENT CONSTRUCTION PVT. LTD.

Rashidam Singh
Deponent
DIRECTOR

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 SAS Nagar, on this the 27th day of July 2017.

23 AUG 2017

Singh Notary appointed under
the Notary Act, 1952 authenticate
the execution of above instrument

NOTARY SA

FOR ORBIT APARTMENT CONSTRUCTION PVT. LTD.

Rashidam Singh
Deponent
DIRECTOR

23 AUG 2017