

## INDIA NON JUDICIAL

### **Government of Punjab**

Certificate No.

Certificate Issued Date

Certificate Issued By

Account Reference

Unique Doc. Reference

Purchased by

**Description of Document** 

**Property Description** 

Area of Property

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

Social Infrastructure Cess(Rs.)

Total Stamp Duty Amount(Rs.)

IN-PB08837698412621X

19-Feb-2025 03:45 PM

pbmanismu

NEWIMPACC (SV)/ pb7088804/ MUBARAKPUR/ PB-SN

SUBIN-PBPB708880416498708677350X

RAMAN SINGH

Article 4 Affidavit

Not Applicable

Not Applicable

0

(Zero)

K S INFRACON PRIVATE LIMITED

Not Applicable

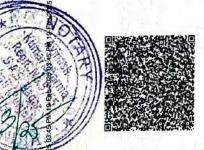
K S INFRACON PRIVATE LIMITED

(One Hundred only)

0

(Zero)

(One Hundred only)



Please write or type below this line



7 MAR 2025

HJF 0008563021

- The authenticity of this Stamp certificate should be verified at 'www shoilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 2. The onus of checking the legitimacy is on the users of the certificate.
- 3. In case of any discrepancy please inform the Competent Authority.

# FORM 'B' |See rule 3(3)|

# DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

#### Affidavit cum Declaration

Affidavit cum Declaration of M/s KS Infracon Pvt. Ltd. Through Mr. Karan Jindal, Director of the company, Corporate Office at SCO No.62-63, LA-MER at Zirakpur, Sub-Tehsil Zirakpur Distt. Mohali, duly authorized by the promoters of the proposed project, vide its/his/their authorization dated 07.10.2024.

Project Name: KS ONE-O-8 at H.B No.43, Village Singhpura, Zirakpur, Distt. SAS Nagar, Punjab.

That I Karan Jindal, Director of M/s KS Infracon Pvt. Ltd. Promoter the proposed project do here by solemnly declare, undertake and state as under:

- That the promoter have legal title to the land on which the development of the project is proposed.
- 2. That the said land is free from all encumbrances except Flat No.902,1303,1402,1403, 1002,1003,1102,1103,1202,1203,1302,802 & 803 in Block-3 which are hypothecated to Competent Authority.
- 3. That the time period within which the project shall be completed by me/ promoter is 19.12.2029.
- That seventy per cent of the amounts released by me/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.

Phat 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.

by an engineers an architect and a chartered accountant in practice that the

AVINASH KATARMA NOTARY PUBLIC NO.5765) GOVIL OF INDIA

SAS NAGAR, MONALI (PB.)

17 MAR 2025

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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.
- 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.

#### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

] (No.5765)

Verified by me at Zirakpur on this

day of March 2025.



gas ragar, mohali (**PB**.)

17 MAR 2025

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