

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 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:

1. 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.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the



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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.
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.



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 Zirakpur on this day of March 2025.



VID-582669462005



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