



INDIA NON JUDICIAL
Government of Punjab

₹100

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Certificate No. : IN-PB63131748281213V
Certificate Issued Date : 30-Nov-2023 04:24 PM
Certificate Issued By : pboesiselfu
Account Reference : SELFPRINT (PU)/ pb-self/ ZIRAKPUR/ PB-SN
Unique Doc. Reference : SUBIN-PBPB-SELF27567644185043V
Purchased by : DEEPANKAR GARG
Description of Document : Article 4 Affidavit
Property Description : NA
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ALAKNANDA LAND PROMOTERS
Second Party : NA
Stamp Duty Paid By : ALAKNANDA LAND PROMOTERS
Stamp Duty Amount(Rs.) : 100
(One Hundred only)
Social Infrastructure Cess(Rs.) : 0
(Zero)
Total Stamp Duty Amount(Rs.) : 100
(One Hundred only)



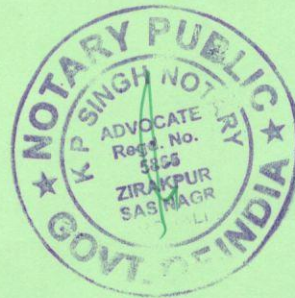
SELF PRINTED CERTIFICATE TO BE
VERIFIED BY THE RECIPIENT AT
WWW.SHCILESTAMP.COM

IN-PB63131748281213V

Please write or type below this line

This shall form
part and parcel
of form-B for Project
ALAKNANDA TOWERS

13 MAY 2024



ALAKNANDA LAND AND PROMOTERS

Deepankar Garg

PARTNER

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

I, Gaurav Gupta S/o Shri Ashok Kumar Aggarwal R/o # House No. 575, Sector 12-A Panchkula-134109, Haryana , partner cum promoter of the project "**ALAKNANDA TOWERS**" registered in the name of the partnership firm "M/s. Alaknanda Land & Promoters" located at Nagla Road , Village Singhpura , Zirakpur , Distt SAS Nagar , Punjab do hereby solemnly declare , undertake and state as under :

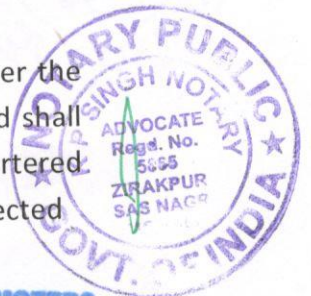
1. That I / promoter have a legal title deeds to the land on which the development of the project is proposed.
2. That the said land is not free from encumbrances.
3. That the time period within which the project shall be completed by me /promoter is 12.10.2028.
4. That seventy per cent of the amounts realised 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 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

ALAKNANDA LAND AND PROMOTERS

Gaurav Gupta

PARTNER

13 MAY 2024



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 .

ALAKNANDA LAND AND PROMOTERS

me yun

PARTNER
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 _____ on this _____ day of _____ .

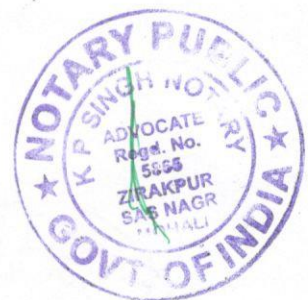
ALAKNANDA LAND AND PROMOTERS

me yun

Deponent

PARTNER

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



13 MAY 2004

ATTESTED AS IDENTIFIED

NOTARY
(GOVT OF INDIA)
ZIRAKPUR