

FORM B
[See rule 3(4)]

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 Admired Height Projects Private Limited promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its ~~/his/their~~ authorization dated 25.5.2017.

I, ~~promoter of the proposed project~~ / Sukhpreet Singh S/o Rajinder Pal Singh duly authorized by the promoter of the proposed project vide board resolution dated 25.5.2017 do hereby solemnly declare, undertake and state as under (Board resolution is Annexed as **Annexure I**):

1. That I ~~/~~ promoter have ~~/~~ has a legal title to the land on which the development of the project is proposed

OR

~~_____ have/has a legal title to the land on which the development of the proposed project is to be 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.~~

OR

That details of encumbrances are Annexed as **Annexure II** a including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by ~~me/~~ promoter is within 36 months and 6 months grace period [from the date of the execution of the builder buyer agreement or from the start of the construction activity or within such other timelines as may be permitted by the Authorities whichever is later which shall also include environmental clearances from the competent authority.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a-chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

For Admired Height Projects Pvt. Ltd.
Deponent

Verification

Authorised Signatory

The content of my above Affidavit cum Declaration are true and correct and nothing has been concealed by me there from.

Verified by me 27.7.2017 as on date

For Admired Height Projects Pvt. Ltd.

Deponent
Authorised Signatory