



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-JND-394-2023 dated 03.02.2023
valid upto 21.11.2027

Project: "Narwana Greens", an Affordable Residential Plotted Colony (Under DDJAY, 2016) on land measuring 2.362 acres (In addition to license no. 191 of 2022 measuring 11.63 acres) situated in the revenue estate of Village Narwana, Sector-15, Narwana, District Jind.

Promoter: DC Mansion LLP, SCO NO. 2-3, Opposite Narwana Greens-2, Sector 19, Basant Vihar, Narwana, Jind-126116, Haryana.
LLPIN ABB-7323

The request of the promoter for registration of additional area measuring 2.362 acres was placed before the Authority in its meeting held on 20.11.2024 vide Item No. 270.03 (ii) wherein the Authority decided to grant registration for this additional area. Revised proforma A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iii. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- iv. Promoter shall submit duly approved building Plans in respect of commercial site measuring 0.425 Acres to the Authority alongwith deficit fee if any. Till then, the Promoter shall not dispose of any part/unit of the Commercial Pocket;

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- v. Promoter shall be responsible for the maintenance and upkeep of services of the Project upto a Period of five years from the date of grant of Completion Certificate or till the taking over of the maintenance of the Project by the association of allottees.
- vi. The promoter shall intimate to the Authority before taking any loan/financial assistance from any bank/financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-JND-394-2023 dated 03.02.2023 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Chander Shekhar
Member


Dr. Geeta Rathie Singh
Member


Nadim Akhtar
Member

Combined REP I (Ato H) for Total area measuring 13.99 Acres

**HRERA
Panchkula**

**Temp Project Id : RERA-PKL-PROJ-1555-2024
Submission Date : 25-10-2024 03:29:59 PM
Applicant Type : Firm
Project Type: NEW**

FORM REP-I

Part - A

1. Name of the firm

DC MANSION LLP

2. Address of the firm for correspondence
(Annex a copy in Folder A)

SCO NO. 2-3, OPPOSITE NARWANA GREENS-2, SECTOR 19, BASANT VIHAR, NARWANA, JIND, HARYANA, 126116

Phone(Landline)

9888883250 (Number Shared by Promoter in Public)

Phone(Mobile)

Email ID

dcmansionllp@gmail.com

3. Registration number/Details of the firm
(Annex a copy in Folder A)

ABB7323

4. PAN of the firm
(Annex a copy in Folder A)

AAUFD0030F

5. Name and address of the partners:

Partner 1

Name : AKHIL GUPTA

Residential Address : WARD NO 12 SHAKTI NAGAR NARWANA JIND HARYANA 126116

Phone (landline)

Phone (Mobile) **9254030800 (Number Shared by Promoter in Public)**

Email ID **akhilnrw7@gmail.com**

PAN No. **XXXX545K (Annex a copy in Folder A)**



Partner 2

Name : PRINCE CHHABRA

For DC Mansion LLP


Authorized Signatory



Partner 3

**Residential Address : 1315 SILVER TONE SOCIETY
SECTOR 48B CHANDIGARH 160047**

Phone (landline)

Phone (Mobile) 9888883250 (Number Shared by
Promoter in Public)

Email ID princechhabra1985@gmail.com

PAN No. XXXX878N
(Annex a copy in Folder A)

Name : NIKHIL GARG

**Residential Address : WARD NO 12 SHAKTI NAGAR
NARWANA JIND HARYANA 126116**

Phone (landline)

Phone (Mobile) 9996290908 (Number Shared by
Promoter in Public)

Email ID garg.nikhil10@gmail.com

PAN No. XXXX062D
(Annex a copy in Folder A)



6. Person/partner who is
authorized to undertake all
correspondence with
Authority and home buyers:

Name : NISHA DHIMAN

**Residential Address : VILL KHATARWAR P O TIKKARI
MINISHAN TEH BHORANJ KHATERWAR 4328
HAMIRPUR HIMACHAL PRADESH 176045**

Phone (landline)

Phone (Mobile) 9888883250 (Number Shared by
Promoter in Public)

Email ID dcmansionllp@gmail.com

PAN No. XXXX035Q
(Annex a copy in Folder A)



For DC Mansion LLP

Nisha
Authorized Signatory

11/18/24, 3:51 PM

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed. For **DC Mansion LLP**

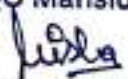
[Handwritten Signature]
Signature of the Authorized Signatory
Applicant/ Authorised representative
Stamp _____
Date _____

FORM REP-I

Part - A**Location and Address of the project:**

1. Name of the project	NARWANA GREENS
2. Address of the site of the project (Annex a copy in Folder A)	VILLAGE NARWANA, SECTOR-15, NARWANA
Tehsil	NARWANA
District	JIND
3. Contact details of the site office of the project:	
Phone(Landline)	
Phone(Mobile)	9888883250 (Number Shared by Promoter in Public)
Email	dcmansionllp@gmail.com
4. Contact person at the site office:	
Name	PRINCE CHHABRA
Phone(Landline)	
Phone(Mobile)	9888883250 (Number Shared by Promoter in Public)
Email	dcmansionllp@gmail.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.


Signature of the Authorized Signatory
Applicant / Authorised
Representative
 Stamp _____
 Date _____

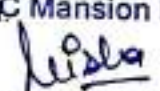
FORM REP-I**Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017, the fee for registration of the project as has been calculated as follows:

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	239	24-10-2024	48000	HDFC BANK LTD	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For DC Mansion LLP

 Signature of the Applicant Signatory
 Mobile no. _____
 Email ID _____

FORM REP-I

Part - B

Information relating to the project land and license:

- | | |
|---|--------------|
| 1. Land area of the project | 13.99 (Acre) |
| 2. Permissible FAR | 1 |
| 3. FAR proposed to be utilized in the project | 1 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 13.99 (Acre) |

5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies
(Annex copy in folder B)

**LICENSE NO 81
OF 2024
GRANTED BY
DTCP
HARYANA,
DATED-
09/07/2024(IN
ADDITION TO
LICENSE NO
191 OF 2022
DATED
22.11.2022)**

6. Is the applicant owner-licensee of the land for which the registration is being sought.

Yes

I hereby declare that the above information and particulars are based on records and are true to the best of my knowledge and belief and nothing has been concealed.

For De Mansion LLP


Authorized Signatory
**Signature of
the Applicant /
Authorised
Representative
Stamp**

Date

FORM REP-I

Part - C**Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	2698.188 Lakhs
i. Cost of the land (if included in the estimated cost)	1221.273 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	1005.00 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	2294.778 Lakhs

2. The total land of the project measuring **13.99 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	7.424
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	3.1945
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	1.292
6	GREEN BELTS	0

For DC Mansion LLP


 Authorized Signatory

7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.111
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	1.447
12	ANY OTHER	0.056
13	Area of UD	0.0450
14	Commercial Area	0.424
	Total	13.99 Acres

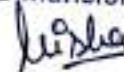
For DC Mansion LLP

Authorized Signatory

3. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HSVP	No
WATER SUPPLY	HSVP	No
ELECTRICITY	DHBVN	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

For DC Mansion LLP



Authorized Signatory

4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	224.84	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	95.11	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	79.49	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	204.87	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	124.45	AS PER PROJECT REPORT
6	STREET LIGHTING	0	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	46.97	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED

For DC Mansion LLP


Authorized Signatory

14	ANY OTHER	0	YET TO BE PREPARED
15	BOUNDARY WALL	216.37	AS PER PROJECT REPORT
16	OTHER EXPENSE	13.00	AS PER PROJECT REPORT

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

16-10-2024
(date)

6. Date of approval of Building Plans

NA (date)

For DC Mansion LLP


Authorized Signatory

7. New projects:

01-12-2022

i) Likely date of starting the construction work

21-11-2027

ii) Likely date of completing the project

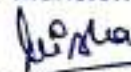
iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
106.157	9
135.498	7
134.529	1
145.796	6
144.907	1
115.440	7
124.098	1
123.376	5
144.910	6
147.437	1
150.00	96
149.80	13
142.08	9
135.50	20
134.80	4
129.20	8
122.25	5
101.25	8
140.44	1
148.03	1
143.57	1
149.23	1
127.89	1
140.76	1
94.57	1
149.42	1

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	0	0	0

For DC Mansion LLP



Authorized Signatory

(vi) Quarterly schedule of development of whole/remaining part of the project:

(c) Apartments/Shops/Other Buildings

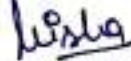
Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

For DC Mansion LLP

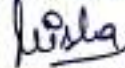


Authorized Signatory

(d) Infrastructure**Expenditure incurred till the date of application (In Lakhs)**

Particulars	Expenditure
Roads & Pavements	0
Water Supply System	0
Sewerage treatment & garbage disposal	0
Electricity Supply System	0
Storm Water Drainage	0
Parks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0

For DC Mension LLP



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Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements				20.26
Water Supply System				8.57
Sewerage treatment & garbage disposal				11.21
Electricity Supply System				18.21
Storm Water Drainage				7.16
Parks and Playgrounds				4.23
Clubhouse/community centres				0
Shopping area				0
Other				1.36
Boundary Wall Gate and Guard Room				19.54

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	20.26	20.26	20.26	20.26
Water Supply System	8.57	8.57	8.57	8.57
Sewerage treatment & garbage disposal	11.21	11.21	11.21	11.21
Electricity Supply System	18.21	18.21	18.21	18.21
Storm Water Drainage	7.16	7.16	7.16	7.16
Parks and Playgrounds	4.23	4.23	4.23	4.23
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	1.36	1.36	1.36	1.36

For DC Mansion LLP



Authorized Signatory

Boundary Wall Gate and Guard Room	19.54	19.54	19.54	19.54
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Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	20.26	20.26	20.26	20.26
Water Supply System	8.57	8.57	8.57	8.57
Sewerage treatment & garbage disposal	11.21	11.21	11.21	11.21
Electricity Supply System	18.21	18.21	18.21	18.21
Storm Water Drainage	7.16	7.16	7.16	9.16
Parks and Playgrounds	4.23	4.23	4.23	4.23
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	1.36	1.36	1.36	1.36
Boundary Wall Gate and Guard Room	19.54	19.54	19.54	19.54

For DC Mansion LLP



Authorized Signatory

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	10.625	10.625
Water Supply System	4.5	4.5	3.75	3.00
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	6.15	6.15	5.75	4.75
Storm Water Drainage	3.75	3.75	3.51	0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

OTHERS		0.95		
BOUNDARY WALL		6.5	6.275	6.00
OTHER EXPENSE				0.95

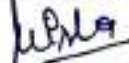
For DC Mansion LLP


Authorized Signatory

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	7.5	7.25	3.25	3.25
Water Supply System	2.22	0	0	0
Sewerage treatment & garbage disposal	7.25	5.5	4.25	2.52
Electricity Supply System	5.25	5.00	5.23	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0	0	0	2.00
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
OTHERS		0.95		
BOUNDARY WALL	5.75	5.725	5.25	5.5

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	2.00	2.00	0	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	2.00	3.435	1.435	1.435
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

For DC Mansion LLP



Authorized Signatory

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

PO/DC Mansion LLP



Authorized Signatory

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

FORM REP-I

Part - D**Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **Yes**

2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D.
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **No**

3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address	HDFC BANK PLOT NO 28, PHASE 1, INDUSTRIAL AREA, CHANDIGARH
Bank Account number	50200078597840
IFSC code	HDFC0000873
MICR code	160240020
Branch code	873

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority) **NIKHIL GARG S/O BHARAT BHUSHAN, R/O WARD NO 12 SHAKTI NAGAR NARWANA JIND HARYANA 126116**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) **Enclosed in upload section**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorized Representative** *[Signature]*
Authorized Signatory

11/18/24, 3:51 PM

Stamp _____
Date _____

For DC Mansion LLP

Lisha

Authorized Signatory

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan	Yes
iv. Building Plan	No
Site Plan	No
Floor Plan	No
Apartment Plans	No
Elevation Section	No
Detail of Permissible FAR	No
Detail of covered area achieved FAR	No

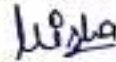
For DC Mansion LLP

Authorized Signatory

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

For DC Mansion LLP

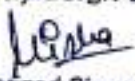


Authorized Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE GRANTED BY DTCP HARYANA. 81 OF 2024	ALREADY BEEN OBTAINED	09-07-2024
II. DEMARCATION CUM ZONING PLAN	ALREADY BEEN OBTAINED	16-10-2024
III. LAYOUT CUM DEMARCATION PLAN	ALREADY BEEN OBTAINED	16-10-2024
IV. APPROVAL OF STANDARD DESIGN OF DSS	ALREADY BEEN OBTAINED	16-10-2024
V. LICENSE GRANTED BY DTCP HARYANA. 191 of 2022	ALREADY BEEN OBTAINED	22-11-2022

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per FGDG shall be given to the allottees.


 Authorized Signatory
 Signature _____
 Seal _____
 Date _____

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers. **Yes**
(Annex a copy in Folder F)

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules) **Yes**
(Annex a copy in Folder F)

3. Gist of the important provisions of the Draft Agreement **The provision of RERA Act and Rules shall be incorporated in the draft agreements.**
(Annex a copy in Folder F)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed. **DC Mansion LLP**

Kishu
Signature of the Applicant/ Authorized Signatory
Authorised Representative
Stamp _____
Date _____

FORM REP-I

Part - G

Projects launched by the promoter in last five years: (No Projects)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Director
[Handwritten Signature]

Signature of the Applicant / Authorised Representative Signatory

Stamp _____

Date _____

FORM REP-I

Part - H


SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

For DC Mansion LLP

 Authorized Signatory


SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
3 . MASTER TOILET		
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
4 . BED ROOMS		
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
5 . TOILET		
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA
5 . 6	FIXTURES	NA

For DC Mansion LLP


 Authorized Signatory

6 . KITCHEN		
6 . 1	FLOOR	NA
6 . 2	WALLS	NA
6 . 3	CEILING	NA
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	NA
6 . 6	KITCHEN APPLIANCES	NA
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA
7 . 3	TOILET	NA
7 . 4	BALCONY	NA
8 . SIT-OUTS		
8 . 1	FLOOR	NA
8 . 2	WALLS & CEILING	NA
8 . 3	RAILINGS	NA
8 . 4	FIXTURES	NA

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed. For DC Mansion LLP

Signature of the Applicant / Authorised Representative 
Stamp _____
Date _____

Authorized Signatory

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	23-10-2024	View Document
2	DEMARCATON PLAN	23-10-2024	View Document
3	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	23-10-2024	View Document
4	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	23-10-2024	View Document
5	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	23-10-2024	View Document
6	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	23-10-2024	View Document
7	ZONING PLAN	23-10-2024	View Document
8	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	25-10-2024	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For DC Mansion LLP

[Signature]

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 24/10/2024

Certificate No. KBX2024J25

GRN No. 122990146



Stamp Duty Paid : ₹ 101

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Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Dc mansion llp

H.No/Floor : Xxxx

City/Village : Sas nagar

Phone : 91*****34

Sector/Ward : Xxxx

District : Mohali

Landmark : Sco 165 166 first floor tdi city

State : Punjab



Purpose : For Affidavit Purpose on Behalf of DC Mansion LLP to be submitted at Dc mansion llp

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrahry.nic.in>

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr Nisha Dhiman D/o Bihari Lal Dhiman R/o Vill.Khatarwar P.O. Tikkari Minishan Teh.Bhoranj, Khaterwar (43/28), Hamirpur, Himachal Pradesh, 176045 having Aadhaar No 2372-5630-7054 authorized Signatory of the promoter i.e. DC Mansion LLP of the proposed additional land of project "Narwana Green" having RERA Project Registration No HRERA-PKL-JND-394-2023 an area measuring 2.3625 acres falling in Village Narwana, Sector-15, Narwana, District Jind.

I, Nisha Dhiman, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 21/11/2027.
4. That seventy per cent of the amounts realized by 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 by the promoter in proportion to the percentage of completion of the project.



Nisha

6. That the amounts from the separate account shall be withdrawn the promoter 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Deponent Lisha

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 _____.

Lisha
Deponent



ATTESTED

[Signature]
NOTARY PUBLIC
CHANDIGARH

25 OCT 2024

