




Agreement Award  Indian-Non Judicial Stamp
Haryana Government  Date : 03/02/2026

Certificate No. GOC2026B4991  Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 146654926  Penalty : ₹ 0
(Rs. Zero Only)


Seller / First Party Detail

Name: Svsj buildprop llp
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village : Gurugram District : Gurugram State : Haryana
Phone : 82*****14

Buyer / Second Party Detail

Name : Hrera pkl
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village : Na District : Panchkula State : Haryana
Phone : 82*****14

Purpose : Affidavit Cum Declaration



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



FORM 'REP-II'
[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Arun Kumar, S/o Sh. Jagdish Chander, R/o Gali No. 3, Near Manas S.S. Senior Secondary School, Shanti Nagar, Karnal, Haryana – 132001, having Aadhaar No. 9321-5941-9279 duly Authorized as the Signatory of the promoter i.e. **SVSJ BUILDPROP LLP** for the proposed project namely "Nikunj City" an area measuring 5.619 Acres in the revenue estate of Village Devru, Sector-91, Sonipat.

I, Arun Kumar, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

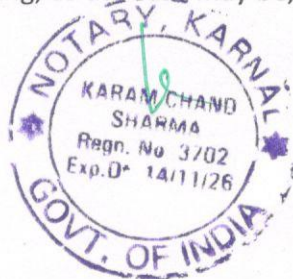
1. That M/s **SVSJ BUILDPROP LLP** (hereinafter referred to as the "Developer") has been granted the rights for development, marketing, and sale of the proposed real estate project in terms of the Collaboration Agreement

AND

A legally valid authenticated copy of the Collaboration Agreement executed between the Land Owner and the Developer for the purposes of development, marketing, and sale of the project, is enclosed herewith as part of Form REP-I.

Arun Kumar

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by promoter is 11-01-2031.
3. 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.
4. 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.
5. 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.
6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. 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.



For SVSJ BUILDPROP LLP

Arun Kumar
 Authorised Signatory

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 Karnal on this Feb day of 2026,

For SVSJ BUILDPROP LLP

Arun Kumar
 Authorised Signatory
 Deponent

Attested
[Signature]
 Notary Public Distt KARNAL
 9-2-26.