

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 17/09/2025

Certificate No. R0Q2025I25

GRN No. 139698560



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Shrishti Infradevelopers Through its director

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : Rohtak

District : Rohtak

State : Haryana

Phone: 90*****19



Buyer / Second Party Detail

Name : Hrera

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

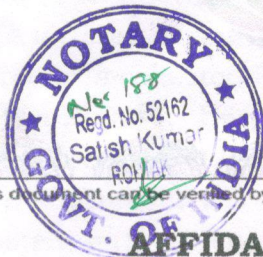
City/Village : Panchkula

District : Panchkula

State : Haryana

Phone : 90*****19

Purpose : AFFIDAVIT



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

AFFIDAVIT CUM DECLARATION

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration of Mr. Satya Prakash Sharma, duly authorized by the promoter of the proposed project "KALP-VATIKA", being developed by M/s Shrishti Infradevelopers Pvt. Ltd. as residential colony under DDJAY Policy, 2016 on the area measuring 5.073 Acres falling in the Revenue Estate of Village Bohar, Sector 3-4 dividing road, Rohtak, Haryana, vide his authorization through Board Resolution:

I, Satya Prakash Sharma, Authorized Signatory of Shrishti Infradevelopers Pvt. Ltd; a company incorporated under the provisions of the Companies Act, 1956, having its Sales Office at Sector 3-4 Dividing Road, Sector 3 Urban Estate, Rohtak, Haryana-124001, (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/promoter has a legal title to the land on which the development of the project is going on 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.
3. That the time period within which the project shall be completed by promoter is on or before 12.06.2026.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, is being deposited in a separate account, maintained in HDFC bank, Ram Gopal Colony,

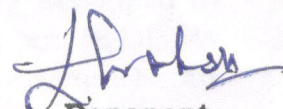
[Signature]

I Know the deponent and he/she has signed or T.M. in my presence

[Signature]
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Rohtak to cover the cost of construction and the land cost and is being used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, is being withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account is being withdrawn by 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 utilised 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 will 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 & 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

Verification:

The contents of my above Affidavit cum Declaration are true, correct and nothing material has been concealed by me therefrom. Verified by me at Rohtak on this 18th day of September, 2025.


Deponent

ATTESTED

SATISH KUMAR
Advocate
Notary Public Distt. Rohtak

