



Certificate No. P0272025H166

GRN No. 138705549



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name: Navdesh estate

H.No/Floor : Plot42

Sector/Ward : 0

Landmark : Ind area phase 1

City/Village : Chandigarh

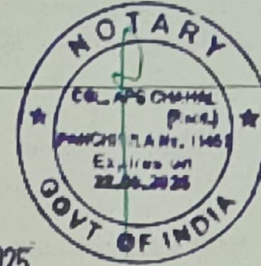
District : Chandigarh

State : UI

Phone : 85*****04



Purpose : ALL PURPOSE to be submitted at Na

**FORM 'REP-II'**

[See rule 3(3)]

Affidavit cum Declaration

03 SEP 2025

Affidavit cum Declaration of **Sh. Raghav Rai Singla** S/o Sh Ashok Singla R/o H. No 71 sector 12, Panchkula -134109 having Aadhar No 7479-7536-7051 Authorized Signatory of the promoter i.e. **M/S NAVDESH ESTATE** of the proposed project "**URBANA** " an area measuring 7.98125 Acres in the revenue estate of Village Billah, Sector -16, Kot Behla Urban Complex, District Panchkula.

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

1. That M/s **NAVDESH ESTATE (Partnership Firm)** [hereinafter referred to as the *Developer*] and (1) Vishnu Prakash Goyal S/o Late Sh. T.P Goyal (2) Navraj Mittal S/o Sh. Ram Kumar Mittal (3) Ashok Singla S/o Gurdas Rai Singla [hereinafter collectively referred to as the *Land Owners*] possess a legal title to the land on which the proposed development is to be carried out.

And

A legally Valid authentication of title of such land along with an authenticated copy of Collaboration agreement between such owner and promoter for Development, Marketing & Selling of the Real estate project is enclosed with REP-I

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 30-04-2030.
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.

For Navdesh Estate

Auth. Signatory

03 SEP 2025



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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

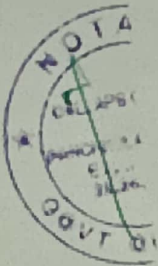
For Navdesh Estate
(Deponent)
Auth. Signatory

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 _____.

03 SEP 2025



For Navdesh Estate
(Deponent)
Auth. Signatory

ATTESTED
APS CHAHAL No. 11451
NOTARY PANCHAJIT

03 SEP 2025