

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 27/02/2026

Certificate No. L0272026B178



Stamp Duty Paid : ₹ 101

GRN No. 147747743



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Rohit Wadhwa

H.No/Floor : 0

Sector/Ward : 0

Landmark : 0

City/Village : Shahabad

District : Kurukshetra

State : Haryana

Phone : 94*****85



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Concern office

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

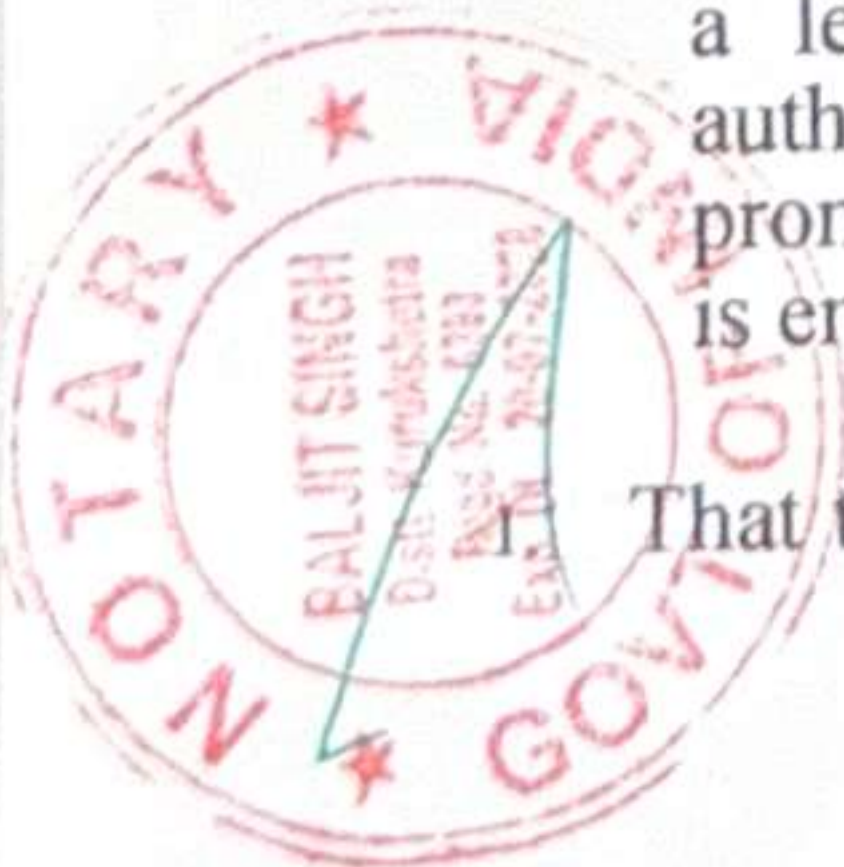
Affidavit cum Declaration of Mr. **ROHIT WADHWA** S/o Yash Pal Wadhwa R/o 480/4, Ward No. 10, Deepak Vihar, Shahabad, Kurukshetra Haryana, 136135 Holding Aadhaar No 7548-2369-8995 Authorized Signatory of the promoter i.e. **ANANT KRIPA DEVELOPERS PRIVATE LIMITED** of the proposed project "KOHINOOR CITY" an area measuring 12.45 acres falling in Village Nilokheri, (Sector-13 Residential), Tehsil Nilokheri, District Karnal.

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

1. That M/s **ANANT KRIPA DEVELOPERS PRIVATE LIMITED (Company)** (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 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

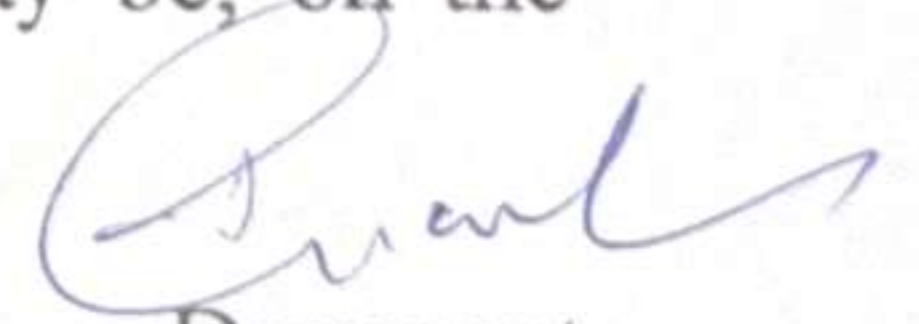
That the promoter has a legal title to the land on which the development of



[Signature]
1

the project is proposed.

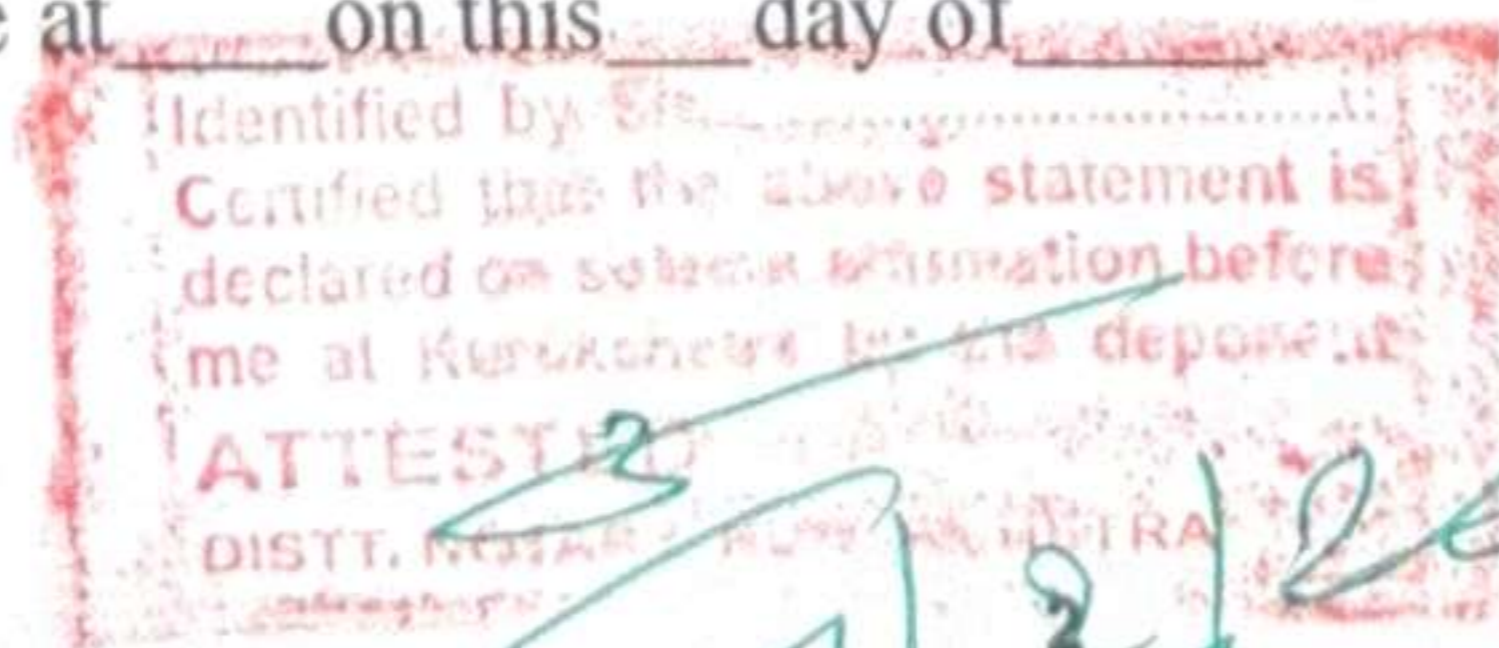
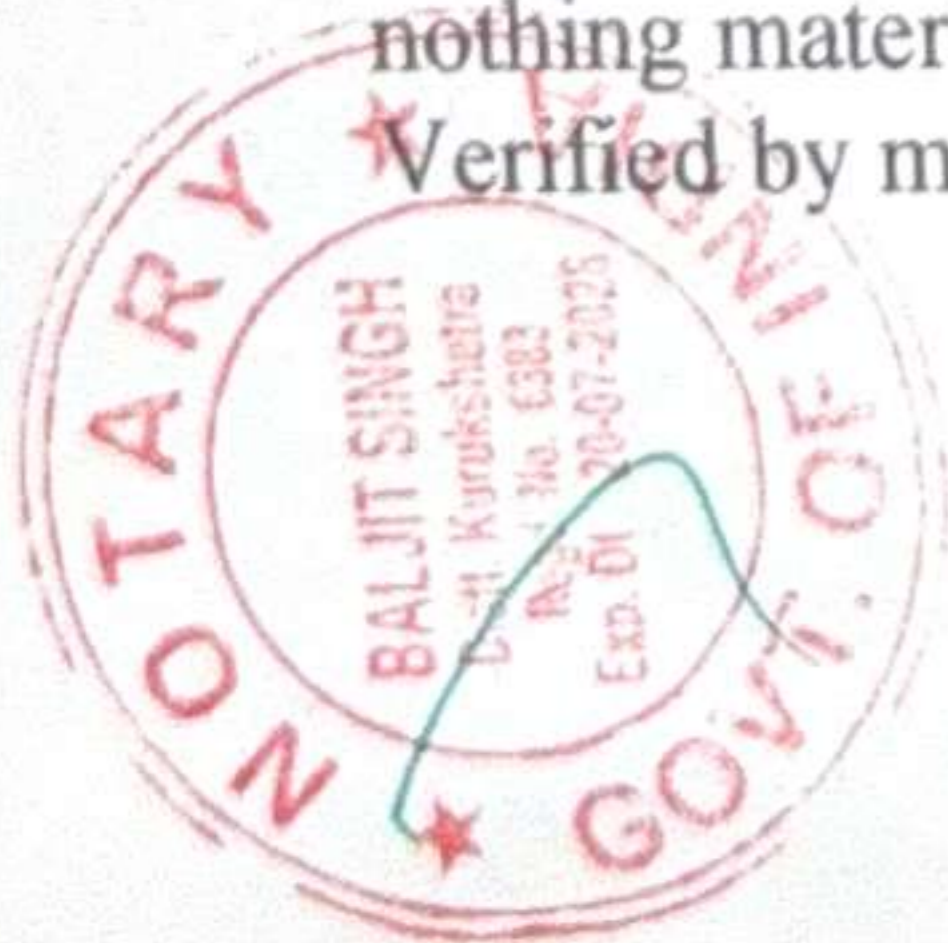
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 18-9-2030.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate 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.
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.

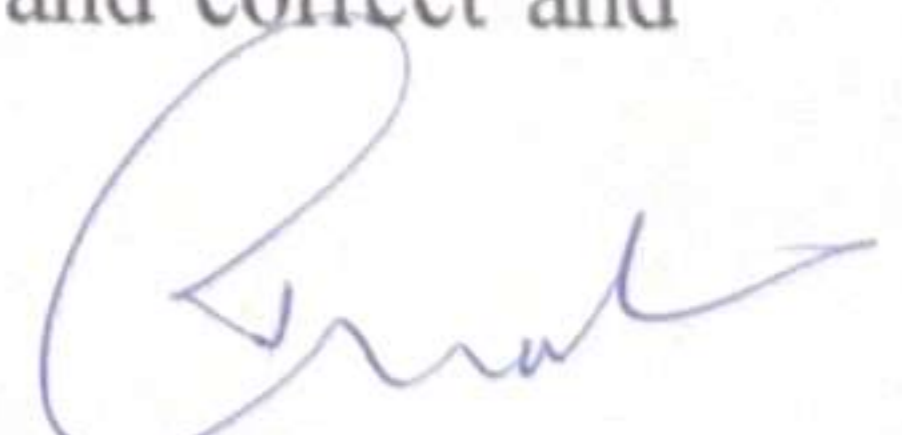

Deponent

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 _____




Deponent