

100 Rs.

Bond

 **Indian-Non Judicial Stamp  
Haryana Government** 

Date : 10/02/2026

Certificate No. G0J2026B3142  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 146930947  Penalty : ₹ 0  
(Rs. Zero Only)

**Deponent**

Name : Praveen Kumar Shukla  
H.No/Floor : Flat64 Sector/Ward : 49 Landmark : Acacia 3 vatika city  
City/Village : South city two District : Gurugram State : Haryana  
Phone : 96\*\*\*\*\*03 

Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Concerned 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

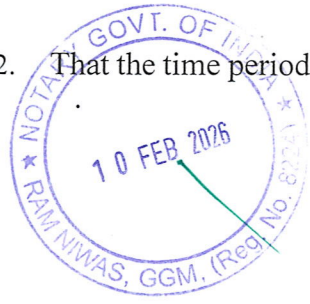
Affidavit cum Declaration Mr. Praveen Kumar Shukla, S/o Sh. Parama Nnad Shukla, R/o Flat No. 64 Acacia 3, Vatika City, Sector 49, South City-II, Gurgaon, Haryana, 122018, having Aadhaar No. 2656 9566 0551, Authorized Signatory of the promoter i.e. **Demeanor Construction Private Limited** of the proposed project "GANAUR CENTRAL" an area measuring 5.0625 acres falling in the revenue estate of Village Bai , Sector-3, Ganaur , District Sonipat.

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

1. That M/s Demeanor Construction Private Limited (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.

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 22-07-2030



3. That seventy per cent of the amounts realized by promoter for the real estate project from the Allotees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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.



**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 \_\_\_\_\_.



**ATTESTED**  
**RAM NIWAS MALIK, ADVOCATE**  
NOTARY, BHUNISRAM (P.O.), JIYAN