



# Indian-Non Judicial Stamp Haryana Government



Date : 19/05/2026

Certificate No. TAS2026E60



GRN No. 152035176



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

## Deponent

Name : Rama krishna buildwell

H.No/Floor : Xx

Sector/Ward : Xx

Landmark : Xx

City/Village : Delhi

District : Delhi

State : Delhi

Phone : 81\*\*\*\*\*10



Purpose : hrera panchkula to be submitted at Na

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

I, Himanshu Luthra, S/o Sh. Jawahar Lal Luthra, R/o C-165, Pushpanjali Enclave, Pitampura, Saraswati Vihar S.O., North West Delhi – 110034, having Aadhaar No. 3707 5925 5762, being the Authorized Signatory of the Promoter, namely M/s Rama Krishna Buildwell Private Limited, in respect of the proposed project titled “**SURAKSHA ENCLAVE**”, bearing License No. 109 of 2024 (in addition to License No. 60 of 2017 granted for 14.68125 acres), for an area measuring 7.09375 acres, situated in the revenue estate of Village Barhi & Garhi Kesri, Sector-15, Ganaur, District Sonipat, Haryana.

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

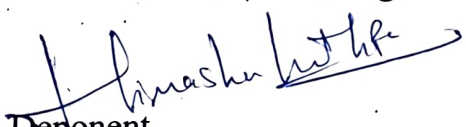
1. That M/s **Rama Krishna Buildwell Private Limited (Company)** [hereinafter referred to as the *Developer*] and (1) **Mera Baba Real Estate Pvt. Ltd. (2) Rama Krishna Buildwell Private Limited (3) Rama Krishna Electro**

**Components Pvt. Ltd. (4) S.K Electronics (5) Chetan India Enterprises (6) N.K. Overseas** [have a legal title to the land on which the development of the proposed project is to be carried out and M/s Rama Krishna Buildwell Private Limited being a developer has 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.

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 04-08-2029.
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

*[Signature]*



**ATTESTED**  
*Anil Kumar*  
NOTARY  
Date: 20/5/26