

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 25/03/2026

Certificate No. FOY2026C276  
GRN No. 149261008



Stamp Duty Paid : ₹ 101  
(Rs. Only)  
Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Kushal kumar parveen kumar  
H.No/Floor : 00 Sector/Ward : 00 LandMark : Fatehabad  
City/Village : Fatehabad District : Fatehabad State : Haryana  
Phone: 98\*\*\*\*\*22

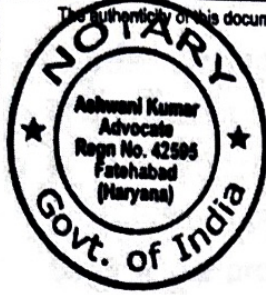


**Buyer / Second Party Detail**

Name : Rera  
H.No/Floor : 00 Sector/Ward : 00 LandMark : Panchkula  
City/Village: Panchkula District : Panchkula State : Haryana  
Phone : 98\*\*\*\*\*22

Purpose : UNDERTAKING AGREEMENT

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



FORM 'REP-II'  
[See rule 3(3)]

**Affidavit cum Declaration**

Affidavit-cum-Declaration of Sh. Kushal Lumar & Sh. Parveen Kumar Charaipotra, Ss/o Sh. Hardayal Charaipotra, R/O 3. WARD No. 11, Ram Bhag, Fatehabad, P.O Fatehabad, District Fatehabad-125050, being Developer/Promoters for setting up of an affordable residential Plotted colony (DDJAY-2016) the proposed project bearing License No. 221 of 2025, over an area measuring 7.1479 acres in the revenue estate village Basti Bhiwani, Sector-12, District Fatehabad.

I, Parveen Kumar Charaipotra, duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoters has a legal title to the land on which the development of the project is proposed.
2. That the land is free from all the encumbrances.
3. That the time period within which the project shall be completed by promoters is 12-11-2030.
4. That seventy per cent of the amount realized by promoters for the real estate Project from all allottees, from time to time, shall be deposited in a separate

*Parveen Kumar Charaipotra*

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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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn by the promoters in proportion to the percentage to the completion of the project.
6. That the amount from the separate account shall be withdrawn the promoter after it is certified by an engineer, an Architect and 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 audit 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 amount 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 rule & the regulation made hereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case me, on the grounds of sex, caste, creed, religion, etc.

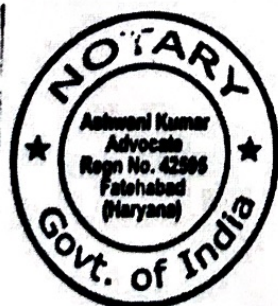
**Verification**

That content of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Fatehabad on this 28 day of March, 2026.

DEPONENT

*Kuldeep Kumar*



ATTESTED  
*[Signature]*  
NOTARY  
FATEHABAD

DEPONENT

*Kuldeep Kumar*

28 MAR 2026