

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/04/2026

Certificate No. G0K2026D403



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 15Q210145



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Rajdarbar builders Private limited
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village : Na District : Na State : Na
Phone: 96*****93



Buyer / Second Party Detail

Name : Na
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village: Na District : Na State : Na
Phone : 96*****93

Purpose : AFFIDAVIT



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'

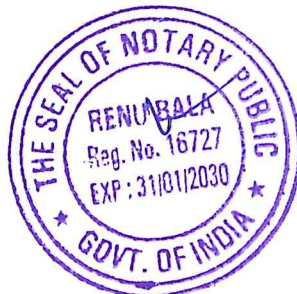
[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

For Rajdarbar Builders Pvt. Ltd.

Rajdarbar
Director/Auth. Signatory



11 APR 2026

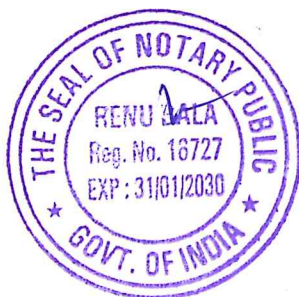
Affidavit cum Declaration of **Ashok Kapoor S/o Dina Nath Kapoor** duly authorized by the promoter (M/s Rajdarbar Builders Private Limited) of the proposed project namely "**RAJDARBAR GREEN VALLEY**" located at Sector-35 & 36, Karnal, Haryana; vide its authorization dated 13.03.2026

I, **Ashok Kapoor S/o Dina Nath Kapoor** duly authorized by the promoter (M/s Rajdarbar Builders Private Limited) of the project namely "**RAJDARBAR GREEN VALLEY**", do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is **11.01.2031**.
4. That seventy per cent of the amounts realized by the 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 by 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.



For Rajdarbar Builders Pvt. Ltd.

A Kapoor
Director/Auth. Signatory

11 APR 2026

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.

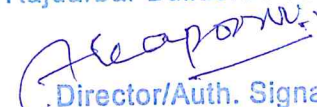
For Rajdarbar Builders Pvt. Ltd.


Deponent
Director/Auth. Signatory

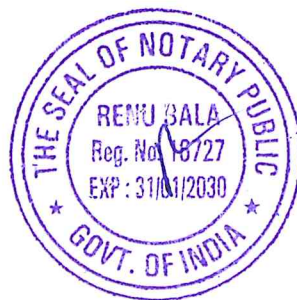
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For Rajdarbar Builders Pvt. Ltd.


Director/Auth. Signatory
Deponent

Verified by me at 11/04 this 11/04 day of 2026




ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt of India

11 APR 2026