

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 05/09/2025

Certificate No. T0E202511564



GRN No. 139232347



Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

Seller / First Party Detail

Name: Ramsetu Buildwell Pvt Ltd

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Assawarpur

District : Sonipat

State : Haryana

Phone : 87*****58



Buyer / Second Party Detail

Name : Rera

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Panchkula

District : Panchkula

State : Haryana

Phone : 87*****58

Purpose : Affidavit cum declaration

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



FORM 'REP-II'

[See rule 3(3)]

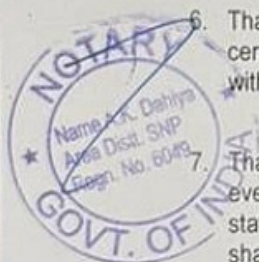
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vikas Saroha duly authorized by the promoter of the proposed project namely "ORANGE PRIMIA FLOOR" on 7 plots measuring 1010.42 Sq/ Mtr. falling in duly HRERA registered project namely "ORANGE CITY" on the said land measuring 5.6125 acres, falling in the revenue estate of Village Rathdhana, Sector-34, Tehsil & District Sonipat, Haryana vide License no. 89 of 2023, dated 19.04.2023 issued from office of the Director, Town & Country Planning, Haryana, Chandigarh;

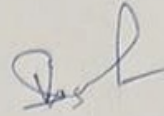
I, Vikas Saroha, Authorized Signatory of RAM SETU BUILDWELL PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Kila No. 41, Asawarpur, G.T. Road Rai, N.H. 44, Opp. Ashoka University, Sonapat, Haryana-131029 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Company/ 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.
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 31.10.2027
4. That seventy per cent of the amounts realised 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 utilised 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 there under.



[Handwritten Signature]

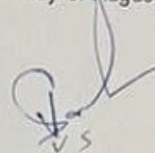
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.



Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Sonipat on this 27th day of August 2025.



Deponent



ATTESTED
NOTARY
Sonipat, Haryana

06/09/2025