Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 28/07/2026

Certificate No. G0282026G573

GRN No. 156172605

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Landmark estate

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 99******97

Buyer / Second Party Detail

Name : Hrera Panchkula

H.No/Floor : Na Sector/Ward : Na LandMark : Na

City/Village: Gurugram District : Gurugram State : Haryana

Phone : 99******97

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)]

Affidavit cum Declaration

I, Mr Satpal Chauhan S/o Jai Singh Chauhan R/o House No 935, Urban Estate, Sector 9, Karnal, Haryana, 132001 (Aadhaar No. 4769-9456-3182), do hereby solemnly declare and affirm that I am the duly Authorised Signatory of the promoter, **Landmark Estate**, for the proposed project "**Metropole-The Garden City Phase II**", over an area measuring **9.30625**, under Licence No. **33 of 2026**, situated at Village Assandh, Sector 5, District Karnal, Haryana.

I, Satpal Chauhan, duly authorised by the promoter of the proposed project, 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.
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 **18/02/2031**.

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilised for the project and that 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, caste, 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