

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 09/10/2025

Certificate No. P0I2025J278



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 140856987



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Ram gopal

H.No/Floor : 186

Sector/Ward : 7

Landmark : Panchkula

City/Village : Panchkula

District : Panchkula

State : Haryana

Phone : 92*****11



Purpose : AFFIDAVIT to be submitted at Concern



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

FORM 'REP-II'

[See rule 3(3)]

09 OCT 2025

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **RAM GOPAL** S/o Basheshar Dass R/o 186, Sector-7, Panchkula Haryana -134109 Holding Aadhaar No 2297 -3736-3395 Authorized Signatory of the promoter i.e. **LANDADIL PRIVATE LIMITED** of the proposed project "**NIRMAL CHAYA**" an area measuring 6.63125 Acres falling in the revenue estate of Village Kailash , Sector-28 & 28 A, Karnal.

I, **RAM GOPAL**, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That M/s **LANDADIL PRIVATE LIMITED** [hereinafter referred to as the *Developer*] and (1) **LANDADIL PRIVATE LIMITED** (2) **Sh. Ram Gopal S/o Sh. Basheshar Dass** [hereinafter collectively referred to as the *Land Owners*] possess a legal title to the land on which the proposed development is to be carried out.

And

A legally Valid authentication of title of such land along with an authenticated copy of Collaboration agreement between such owner and promoter for Development, Marketing & Selling of the Real estate project is enclosed with REP-I

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by promoter is 27-3-2030.
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.



09 OCT 2025.

Ram Gopal

5. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.
6. That the promoters 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. 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.

Ram Subodh
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 _____.

● 9 OCT 2025



Ram Subodh
Deponent

A → 022973736
3395

ATTESTED

KRISHAN CHANDER SAHU
NOTARY, PANCHKULA (H.R.)

09 OCT 2025

