

**Indian-Non Judicial Stamp
Haryana Government**

Bond

Certificate No. G0302026C1715 Date: 30/03/2026

GRN No. 149330791 Stamp Duty Paid: ₹ 101
(Rs. Only)

Name: Alok Kumar Bajoria **Deponent** Penalty: ₹ 0
(Rs. Zero Only)

H.No/Floor: Na Sector/Ward: Na Landmark: Na
City/Village: Gurugram District: Gurugram State: Haryana

Phone: 73*****19

Purpose: DECLARATION to be submitted at Others

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

FORM 'REP-II'

[See rule 3(3)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Alok Kumar Bajoria, Managing Director and Authorized Signatory of M/s Ganesh Panchratnam India Limited ("Promoter/ Developer") (CIN#U51109WB2006 PLC107132) having its registered office at Ganesh Complex, NH-6, Bombay Road, Raghudevapur, P.O. Panchla, Howrah, Ulberia, West Bengal 711322 duly authorized by the promoter of the proposed project, vide its Board Resolution dated 24.03.2026.

I, Alok Kumar Bajoria, Managing Director and Authorized Signatory of M/s Ganesh Panchratnam India Limited ("Promoter/ Developer") (CIN#U51109WB2006 PLC107132) having its registered office at Ganesh Complex, NH-6, Bombay Road, Raghudevapur, P.O. Panchla, Howrah, Ulberia, West Bengal 711322 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That [I promoter/Developer] having entered into a registered Collaboration Agreement and GPA with the Landowners, namely, Praveen Yadav S/o Ramavtar Yadav, Sunita w/o Ramavtar Yadav, Poonam Yadav w/o Praveen Yadav, Krishna devi w/o Mukesh Yadav, Kamal Yadav S/o Mukesh Yadav, Rajesh Kumar S/o Mangal Singh, Rajni w/o Rajesh Kumar, Yogesh Yadav s/o Rajesh Kumar, Sagar Yadav s/o Rajesh Kumar, Ramrati Yadav w/o Rakesh Yadav, Sachin Yadav s/o Rakesh Yadav, Devender Yadav s/o Mangal Singh, Rekha w/o Devender Yadav, Deepak Yadav s/o Devender Yadav, Mukesh kumar Yadav S/o Mangal Singh, Rakesh Kumar S/o Mangal



Singh have a legal title to the land on which the development of the project is proposed to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the Collaboration Agreements 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 as certified by the Tehsildar, Sohna on 29-May-2026, copy enclosed.
3. That the time period within which the project shall be completed by [me/promoter] is **31-March 2031**.
4. That seventy per cent of the amounts realized by [we the promoter/Developer] for the real estate project from the Allottees, from time to time, shall be deposited in a separate account no. 926020016273059 to be maintained in Axis Bank [a scheduled bank] in compliance of section 4(2)(I)(D) 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 [we the promoter/Developer] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn [by we the promoter/Developer] 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 [I the promoter/Developer] shall get the accounts audited 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 [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/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

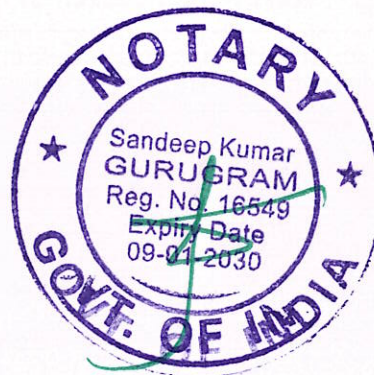
Verification

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

Verified by me at **Gurugram** on this **22 day of June, 2026**.



Deponent



ATTESTED

SANDEEP KUMAR, ADVOCATE
NOTARY: GURUGRAM, HR: (INDIA)

23 JUN 2026