

Affidavit		Indian-Non Judicial Stamp Haryana Government		Date : 24/07/2026	
Certificate No.	G0X2026G7201			Stamp Duty Paid : ₹ 101 (Rs. Only)	
GRN No.	156221253			Penalty : ₹ 0 (Rs. Zero Only)	
Deponent					
Name :	Stardum Real estate Private limited				
H.No/Floor :	0	Sector/Ward :	0	Landmark :	0
City/Village :	Noida	District :	Gautam buddha na	State :	Up
Phone :	95*****53				
Purpose : AFFIDAVIT CUM UNDERTAKING to be submitted at Rera panchkula haryana					

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

Affidavit cum Declaration of Mr. Praveen Kumar Shukla, duly authorized by the promoter of the proposed project, vide its authorization dated 21.05.2026.

I, Praveen Kumar Shukla, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Stardum Real Estate Private Limited have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the collaboration agreement dated 12.07.2024 respectively and Power of Attorney conferring powers to book, market, sell, execute conveyance deeds between such land owner an promoter for development of real estate project have been executed between land owners and the promoter.
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 05.11.2030.
4. That seventy per cent of the amounts realised by M/s Stardum Real Estate Private Limited 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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.



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 on this ____ July day of 2026.



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

