

Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 09/10/2025

Certificate No. H012025J535



Stamp Duty Paid : ₹ 101

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(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Sanjay satrodia son of Hanuman parsad

H.No/Floor : 0

Sector/Ward : 0

Landmark : 0

City/Village : Hisar

District : Hisar

State : Haryana

Phone : 98*****42



Purpose : AFFIDAVIT to be submitted at Vishvadharam estate LLP



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FORM 'REP-II'
[See rule 3(3)]
Affidavit cum Declaration

Affidavit cum Declaration of **Sh. Sanjay Satrodia** S/o Hanuman Parsad R/o 1138, Sector 14 Hisar Haryana 125001 Having Aadhaar No 6460-3467-9834 Authorized Signatory of the promoter i.e. **VISHVADHARAM ESTATE LLP** of the proposed project "**GREEN CITY PHASE II**" an area measuring 17.2875 Acres (in addition to Licence no. 126 of 2023 dated 15.06.2023) in the revenue estate of Village Bir, Sector-39, Hisar.

I, **Sanjay Satrodia**, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s **VISHVADHARAM ESTATE LLP** (Firm) [hereinafter referred to as the *Developer*] and (1) Nirmala Devi w/o Sh. Shyam Sunder Goyal [hereinafter collectively referred to as the *Land Owner*] possess a legal title to the land on which the proposed development is to be carried out.

And

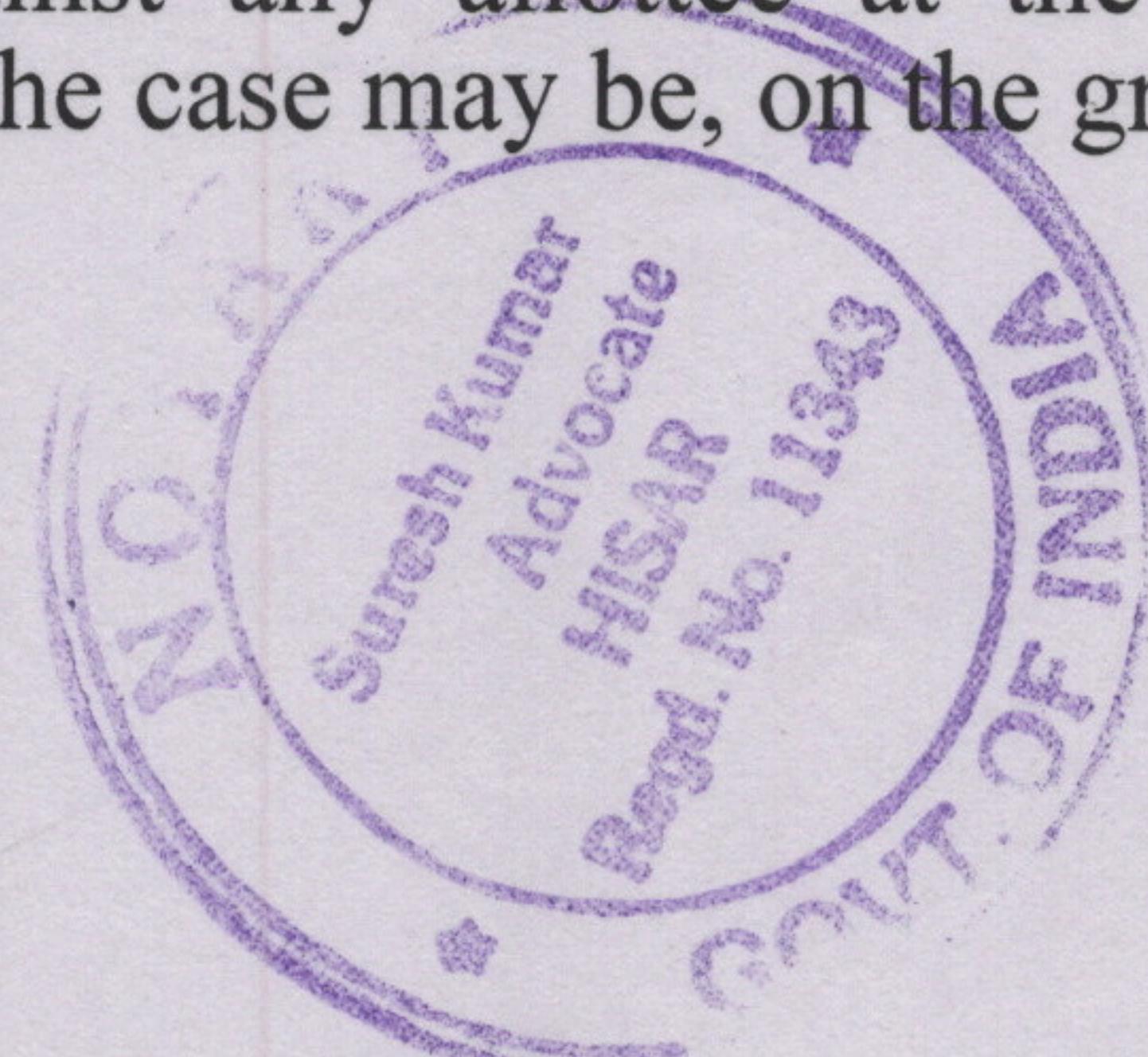
a legally Valid authentication of title of such land along with an authenticated copy of Collaboration agreement between such owner and promoter for Development, Marketing & Selling of the Real estate project is enclosed with REP-I

For Vishvadharam Estate LLP

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 17-09-2030.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
5. 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.
6. 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 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.

Deponent

For Vishvadham Estate LLP
L. S. /
Auth. Signatory



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 _____.

For Vishvadham Estate LLP
L. S. /
Auth. Signatory

Deponent

ATTESTED
NOTARY, HISAR

9 OCT 2025