

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date: 02/03/2026

Certificate No. M0B2026C208

GRN No. 148055785



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: K n colonisers Pvt ltd

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Karnal

District : Karnal

State : Haryana

Phone: 92\*\*\*\*\*46



**Buyer / Second Party Detail**

Name: Rera

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

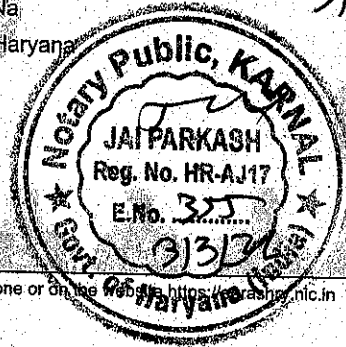
City/Village : Karnal

District : Karnal

State : Haryana

Phone : 92\*\*\*\*\*46

Purpose : DECLARATION



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

Form - REP-II  
[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Vipul Shah Authorized Signatory who is developing Residential Group Housing Colony over an area measuring 3.03125 Acres namely "The Alturaa" falling in Village Karnal Sector 36, Karnal, Haryana Haryana under License No. 266 of 2025 dated 31.12.2025.

I, Vipul Shah, Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title of land through Collaboration Agreement on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

For KN COLONIZERS (P) LTD.  
Auth. Sign.

3. That the time period within which the project shall be completed by the promoter is **30.12.2030**.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 amount 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 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, cast, creed, religion etc.

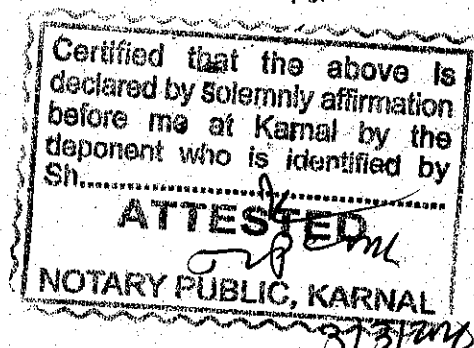
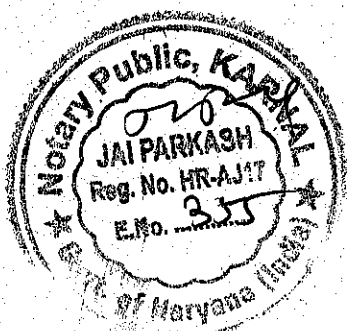
For KN COLONIZERS (P) LTD.  
 Deponent  
 Auth. Sign.

**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 Karnal on 3<sup>rd</sup> March, 2026.

For KN COLONIZERS (P) LTD.  
 Deponent  
 Auth. Sign.





## NON-DEFAULT CERTIFICATE FROM CHARTERED ACCOUNTANT

On the basis of documents produced before us It is to certify that M/s KN Colonisers Private Ltd. having CIN No. U70109DL2011PTC213010 and having registered office at C-112 THID/F PREET VIHAR, East Delhi, DELHI, Delhi, India,110092 and incorporated on 24-01-2011.

1. We hereby certify that the Company has not defaulted in repayment of loans or any other statutory liabilities since the date of its incorporation till date.
2. We hereby certify that the Company has not defaulted in any statutory liability from the date of incorporation till the date.
3. We further certify that there is no financial liability/loan from any Banking, Financial Institute and Non-Banking Financial Institute.
4. We certify that there is No loan/ mortgage/ lien on the Licensed land area measuring 3.03125 Acres falling in Village Karnal Sector 36, Karnal under License No. 266 of 2025 dated 31.12.2025 issued for setting up Group Housing Colony.
5. The Information provided REP-I Form A to H Performa by the applicant is correct as per the Books and accounts/Balance Sheet. This has been checked and verified from the ITR/Books and account of the Individual/Company.

The above statement is true & correct to the best of our knowledge.

For NDRL & Co  
Chartered Accountants

  
Laxmi Ramar Goswami  
Partner

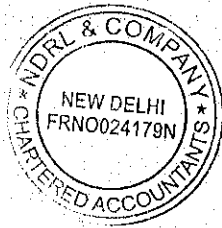
FRN 024179N

M No 515991

Place: New Delhi

Date: 17/02/2026

UDIN: 26515991IRYHOW5608



For KN COLONIZERS (P) LTD.

Auth. Sign.



**NET WORTH CERTIFICATE**

This is to certify that, on the basis of the information and explanations provided to us and the audited financial statements of **KN Colonisers Private Limited**, CIN: U70109DL2011PTC213010, having its registered office at C-112, Preet Vihar, New Delhi, 110092, the net worth of the Company as at **31st March 2025** is as under:

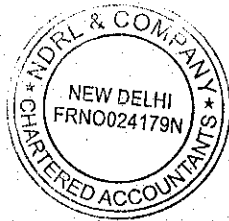
**Net Worth as on 31 March 2025: ₹6,96,98,403/-**

(Rupees Six Crore Ninety Six Lakh Ninety Eight Thousand Four Hundred Three Only)

For NDRL & Co.

(Chartered Accountants)

FRN: 024179N



(Laxmi Raman Goswami)

Partner

Membership No. 515991

Place: New Delhi

Date: 17/02/2026

UDIN: 26515991SETIFR4255

For KN COLONIZERS (P) LTD.

Auth. Sign.



**NET WORTH CERTIFICATE**

This is to certify that, on the basis of the information and explanations provided to us and the documents/records produced before us by **Mr. Keshav Chawla**, PAN: **AVJPC8993L**, Aadhar No. 648815273989, residing at C-112, Preet Vihar, New Delhi, 110092, the net worth of the above individual as at **31st March 2025** is as under:

**Net Worth as on 31 March 2025: ₹1,11,51,827/-**

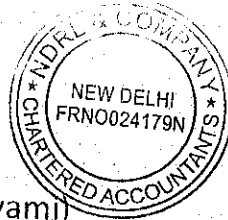
(Rupees One Crore Eleven Lakh Fifty One Thousand Eight Hundred Twenty Seven Only)

The net worth has been determined based on the statement of assets and liabilities and information provided by the individual.

For NDRL & Co.

(Chartered Accountants)

FRN: 024179N



(Laxmi Raman Goswami)

Partner

Membership No. 515991

Place: New Delhi

Date: 17/02/2026

UDIN: 26515991NOXLEF4487

For KN COLONIZERS (P) LTD.

Auth. Sign.



**NET WORTH CERTIFICATE**

This is to certify that, on the basis of the information and explanations provided to us and the documents/records produced before us by **Mr. Shashi Chawla**, PAN: **AGCPK7497B**, Aadhar No. 715337504840, residing at C-112, Preet Vihar, New Delhi, 110092, the net worth of the above individual as at **31st March 2025** is as under:

**Net Worth as on 31 March 2025: ₹9,31,27,282/-**

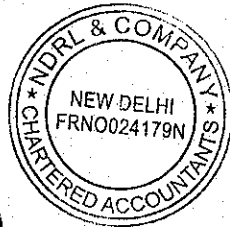
(Rupees Nine Crore Thirty One Lakh Twenty Seven Thousand Two Hundred Eighty Two Only)

The net worth has been determined based on the statement of assets and liabilities and information provided by the individual.

For NDRL & Co.

(Chartered Accountants)

FRN: 024179N



(Laxmi Raman Goswami)

Partner

Membership No. 515991

Place: New Delhi

Date: 17/02/2026

UDIN: 26515991ECBTCW7747

For KN COLONIZERS (P) LTD.

Auth. Sign.

# KN COLONISERS PRIVATE LIMITED

Reg office: C-112, S/F, PREET VIHAR, NIRMAN VIHAR, EAST DELHI,  
DELHI - 110092.

CIN NO: U70109DL2011PTC213010

**Dated: 23-02-2026**

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY AT ITS REGISTERED OFFICE AT C-112, S/F, PREET VIHAR, NIRMAN VIHAR, EAST DELHI, DELHI - 110092 HELD ON 23<sup>RD</sup> FEBRUARY, 2026

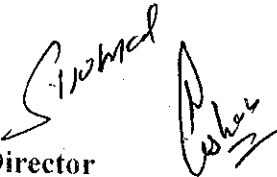
“RESOLVED THAT Mr. Vipul Shah, S/o Sh. Kamal Shah, be and is hereby authorised to act as the Authorised Signatory on behalf of the Company before Real Estate (Regulation and Development) Authority (RERA) and all other statutory or regulatory authorities in connection with the Group Housing Project admeasuring 3.03125 acres situated at Sector-36, Karnal.”

“RESOLVED FURTHER THAT Mr. Vipul Shah be and is hereby authorised to sign, submit, execute and deliver all applications, forms, declarations, undertakings, affidavits, bank documents and any other papers or writings as may be required for registration, approvals, compliance, financing and documentation relating to the aforesaid project, and to represent the Company before the concerned authorities.”

“RESOLVED FURTHER THAT the Board hereby ratifies and confirms all acts, deeds and things done or caused to be done by the said Authorised Signatory pursuant to this resolution in the best interests of the Company.”

Certified True Copy

For **KN COLONISERS PRIVATE LIMITED**

  
Director  
Sh. Keshav Chawla  
DIN No. - 00569118  
Sh. SHASHI CHAWLA

For KN COLONIZERS (P) LTD.

Auth. Sign.



060202600005112

Digitized India  
Power to Empower

## नक़ल जमाबंदी (पड़त पटवार)

गाँव : करनाल

हदबस्त न. : 1

जिला : करनाल

तहसील : करनाल

साल : 2019-2020

खेवट या जमाबंदी न.	खेतानी न.	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुरे या सिचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रकबा और किसम जमीन	दर और संख्या के ब्यौरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	अभियुक्ति
--------------------	-----------	----------------------	---------------------	-----------------------------------	--	-------------------	--	---	-----------

Company ने खसरा न.12599/  
9513(1-9-5) व खसरा न. 12598/9513(1-9-4) कुल रकबा 2-18-9 खेवट न. 659, 2383 दोनो खेवटों का रकबा बाहक The Director, Town and Country Planning Haryana, Chandigarh के नाम Mortgage deed no. 8081 दिनांक 4-12-2025 को खरन कर दिया है  
— लाल समाप्त—

For KN COLONIZERS (P) LTD.

Auth. Sign.

Generated vide Entry/Receipt No. 060202600005112 : Dated:05-03-2026 00:00:00 Issued to : Darshan Singh  
Generated by santoshop3 from Web-Halis  
Report Generation Date : 05/03/2026 04:05 PM  
Nakal Fees>Total Charges: 60 Rupees Only (Fee: 40 + Computer Service Charges:20)



नक़ल को वेरीफाई करने के लिए QR कोड को स्कैन करें।