

Non Judicial

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 19/12/2025

Certificate No. : G0S2025L2730

GRN No. : 144174291

Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Adani m two k realtors Llp  
 H.No/Floor : Na Sector/Ward : 60 LandMark : Na  
 City/Village : Gurugram District : Gurugram State : Haryana  
 Phone: 72\*\*\*\*\*26

**Buyer / Second Party Detail**

Name : Haryana real estate Regulatory authority  
 H.No/Floor : Na Sector/Ward : Na LandMark : Na  
 City/Village: Gurugram District : Gurugram State : Haryana  
 Phone : 72\*\*\*\*\*26

Purpose : AFFIDAVIT CUM DECLARATION

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)]

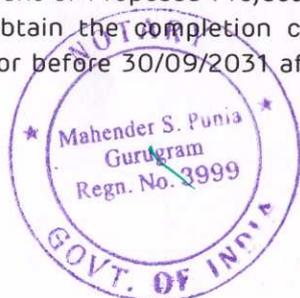
**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Satyendra Nath Tiwari S/o Amar Nath Tiwari R/o 25, First Floor, Street No-K-5.1, Vatika India Next Sector 83, Shikohpur, Gurgaon, Haryana 122004 duly authorized by Adani M2K Realtors LLP- Promoter of the proposed project vide its/his/their authorization dated 02/12/2025.

The promoter is developing proposed Residential Group Housing Colony," The Marq" situated at Sector- 102,102A, Gurugram, Haryana. Area Admeasuring 5.1625 Acres.

I, Mr Satyendra Nath Tiwari duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Radhey Buildhome Pvt. Ltd. has the legal title to the land on which the development of proposed project is to carry out.
  - i. Director Town and Country Planning, Haryana has granted License no. 131 of 2025 dated 29/07/2025 vide Memo No. Endst. No. LC-5037 -JE(AK)-2025/29338 dated 29/07/2025 in favour of Radhey Buildhome Pvt. Ltd & Adani M2K Realtors LLP.
  - ii. Registered Joint Development Agreement between Radhey Buildhome Pvt. Ltd & Adani M2K Realtors LLP vide Vasika No. 11802 dated 29/12/2023. COPY of JDA Attached.
2. That the said land is free from all encumbrances.
3. That Development of Proposed Project was completed & the time period within which the project shall obtain the completion certificate on or before 31/12/2031 and Occupancy Certificate on or before 30/09/2031 after Completing the Construction work on or before 30/06/2031.



4. That seventy per cent 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 bank 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 bank 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 bank 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 its 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.
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.



**Verification**

The contents of my above Affidavit cum Declaration are true and correct and are based on the official records of the Company and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 06/01/2026



**ATTESTED**  
**MAHENDER S. PUNIA**  
**ADVOCATE & NOTARY**  
Distt. Gurugram (Harvana) India

**08 JAN 2026**