

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 23/12/2025

Certificate No. JCW2025L257



Stamp Duty Paid : ₹ 101
(Rs Only)

GRN No. 144297805



Penalty : ₹ 0

(Rs Zero Only)

Seller / First Party Detail

Name: Rohan Nandal

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Rohtak

District : Rohtak

State : Haryana

Phone: 84*****17



Buyer / Second Party Detail

Name : Samvega Land Realtors llp

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village: Delhi

District : Delhi

State : Delhi

Phone : 84*****17

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>

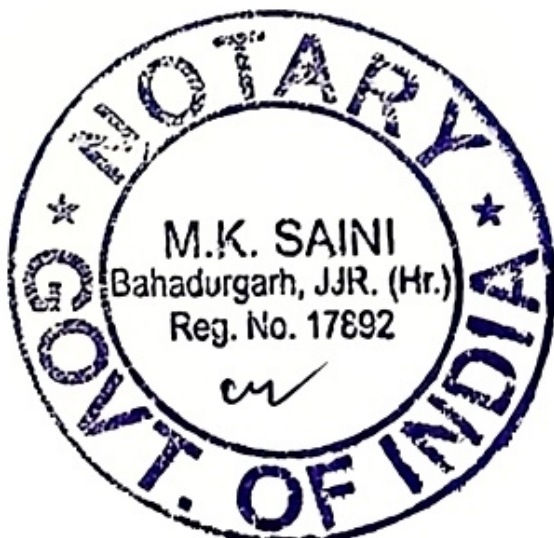
FORM 'REP-II'
[See rule 3(3)]
Affidavit cum Declaration

Affidavit cum Declaration Mr. **ROHAN NANDAL** S/o **PRADEEP NANDAL** R/o 270/29, RAM GOAPL COLONY, SONIPAT ROAD, ROHTAK Holding Aadhaar No 4157 7844 8759 Authorized Signatory of the promoter i.e. **SAMVEGA LAND REALTORS LLP** of the proposed project "**DREAMSTAKE NORTH 45**" an area measuring 12.30625 acres falling in the revenue estate of Village Bannoli, Sector-45& 50, Bahadurgarh, District- Jhajjar.

I, **ROHAN NANDAL**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For **SAMVEGA LAND REALTORS LLP**

Auth. Signatory



1. That M/s SAMVEGA LAND REALTORS LLP (hereinafter referred to as the “Developer”) has been granted the rights for development, marketing, and sale of the proposed real estate project in terms of the Collaboration Agreement
AND

A legally valid authenticated copy of the Collaboration Agreement executed between the Land Owner and the Developer for the purposes of development, marketing, and sale of the project, is enclosed herewith as part of Form REP-I.

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 03-08-2030 .
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 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



[Signature]
Auth. Signatory

allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

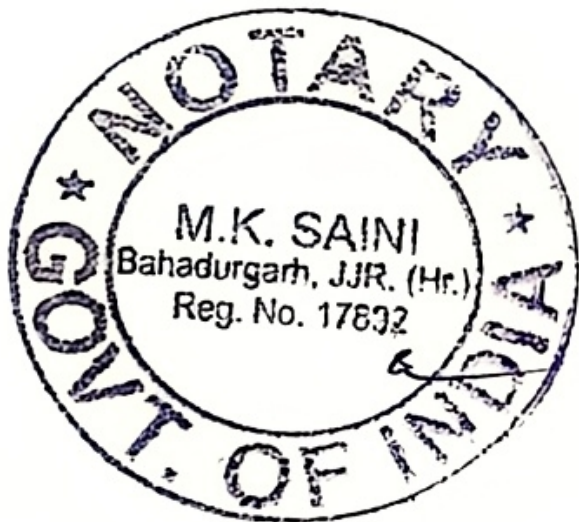

Deponent

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 Bahadurgarh on this 23th day of December 2025.


Deponent



ATTESTED

Mukesh Kumar Saini
Advocate & Notary
Bahadurgarh Jjr (Hr.)