

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 25/05/2026

Certificate No. M0Y2026E404

GRN No. 152378287



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Rcnr builders and developers Pvt ltd
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village : Karnal District : Na State : Na
Phone: 82*****78

Buyer / Second Party Detail

Name : Hrera panchkula
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village: Na District : Na State : Na
Phone : 82*****78



Purpose : Affidavit

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



FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

I, Mr. Neeraj Pahwa, S/o Sh. Ramesh Chander Pahwa, R/o H.No. 1140, Urban Estate, Sector-13, Karnal (Rural) (Part)(1), Karnal, Haryana – 132001, having Aadhaar No. 3362-4776-0190, being the Authorized Signatory of the promoter, namely **RCNP Builders & Developers Private Limited**, of the proposed project “**Sai Residency Sector 26 Ambala City**”, bearing License No. 97 of 2026, over an area measuring 5.05 acres situated at Village Sarai Mehadud, Sector-26, Ambala.

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

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

For RCNP Builders & Developers Pvt. Ltd.
[Signature]
Authorized Signatory

3. That the time period within which the project shall be completed by promoter is **18.05.2031**.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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 RCNP Builders & Developers Pvt. Ltd.

Authorized Signatory

Deponent

Verification

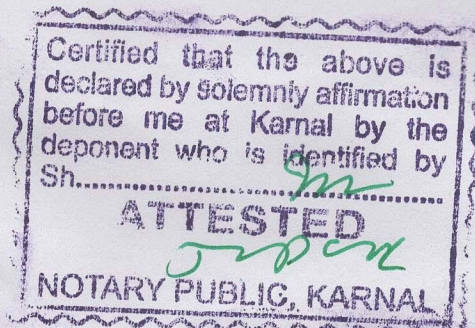
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kareel on this 25th day of May, 2016.

For RCNP Builders & Developers Pvt. Ltd.

Authorized Signatory

Deponent



25/5/16