

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 20/07/2026

Certificate No. HOT2026G102

GRN No. 155760743



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Crsd developers

H.No/Floor: 0

Sector/Ward: 0

LandMark: 0

City/Village: Hisar

District: Hisar

State: Haryana

Phone: 98*****00



Buyer / Second Party Detail

Name: Hrera panchkula

H.No/Floor: 0

Sector/Ward: 0

LandMark: 0

City/Village: Panchkula

District: Panchkula

State: Haryana

Phone: 98*****00

Purpose: AGREEMENT

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



I, Mr. Anil Kumar, S/o Sh. Raj Pal, R/o House No. 213, Village Dabra (164), Hisar, Haryana 125005 (Aadhaar No. 5035 1232 0851) Authorized Signatory of the promoter i.e. **CRSD DEVELOPERS** of the proposed project "**Captain Ranjit Singh Enclave**" an area measuring 43.85 acres falling in Village Dabra, Tehsil & District Hisar.

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

1. That M/s **CRSD DEVELOPERS (Partnership Firm)** (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 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

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 21-04-2031.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.

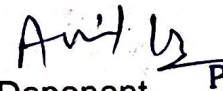
For M/s CRSD Developers

Deponent Partner

Verification

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

For M/s CRSD Developers on this ____ day of ____.


Deponent Partner

ATTESTED

Notary Public, Hissar

21 JUL 2028