34055

Esmax Infra developers Pvt Ltd

ANIL KUMAR
STAMP VENDOR
DISTT COURTS KARNAL
SPECIAL ADHESIVE

12-8-21

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 **Manoj Kumar** duly authorized by the Company vide Board Resolution dated 30/06/2026 i.e. **Esmax Infradevelopers Pvt. Ltd.** of the proposed project of Affordable residential plotted colony under DDJAY-2016 over total area measuring **5.03125 Acres** falling in **Village- Phoosgarh, Sector-33, District-Karnal, Haryana**.

I, **Manoj Kumar** duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state 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.

3. That the time period within which the project shall be completed by the promoter is 3 year, by 16/08/2029.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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

NOTARY
ATTESTED
PREM PAL
Regd. No. 2468
KARNAL
Exp. Date
25/08/2028
GOVT. OF INDIA

Esmax Infradevelopers Pvt. Ltd.

Manoj Kumar

Auth. Sign.

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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 that 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 there under.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds of sex, cast, creed, colour, religion etc.

Esmax Infradevelopers Pvt. 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 there from. Verified by me at Karnal on this _____,2026.

Esmax Infradevelopers Pvt. Ltd.

Deponent Auth. Sign.

NOTARY OF INDIA

ATTESTED PREM PAL Regd. No. 2466 KARNAL Exp. Date 25/07/2026

Certified that the above was declare... solemn affirmation before me at Karnal by the deponent who was identified by Sh.....

Notary Public Karnal (India

12 AUG 2026

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