

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 05/08/2025

Certificate No. G0E2025H1948

GRN No. 137834498



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Opg developers private limited

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : X

District : X

State : X

Phone: 79*****49



Buyer / Second Party Detail

Name : Na

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : X

District : X

State : X

Phone : 92*****88

Purpose : AFFIDAVIT

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. Ashutosh Gupta duly authorized by the promoter of the proposed project "MNM Estate", developing residential Plotted colony land measuring 17 Acres at Sector -6, Rohtak, Haryana, Haryana vide his authorization through Board Resolution.

I, Ashutosh Gupta, Director of OPG Developers Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C/o Yogesh Aggarwal, A-19, IIIrd Floor, Street No.-3, Guru Nanak Pura, Laxmi Nagar, Delhi-110092, (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

That M/s OPG DEVELOPERS PRIVATE LIMITED, (Promoter) (1) **Mr. Man Mohan Goel** (Aadhar No 9689-2736-1797&PAN No. ADNPG1577E) S/o Krishan Dass R/o 808 Mohan Kunj, DLF Colony, Rohtak, Haryana-124001, (2) **Haryana Ferro Alloys Ltd.** possess a legal title to the land on which the proposed development is to be carried out.

For OPG Developers Pvt. Ltd.

Director

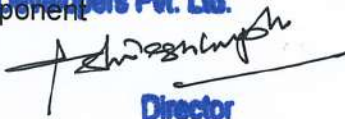
And

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

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 promoter is 31/12/2028
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 OPG Developers Pvt. Ltd.

Deponent


Director

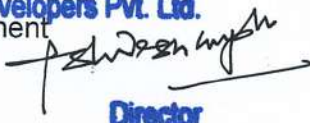
Verification

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 Rohtak on this ___ day of _____.

For OPG Developers Pvt. Ltd.

Deponent


Director