

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 30/11/2025

Certificate No. FA302025K1



GRN No. 143172607



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: S and m developers

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : Tohana

District : Fatehabad

State : Haryana

Phone: 93\*\*\*\*\*00



**Buyer / Second Party Detail**

Name : H r e r a panchkula

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village: Panchkula

District : Panchkula

State : Haryana

Phone : 93\*\*\*\*\*00

Purpose : UNDERTAKING



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)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY  
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

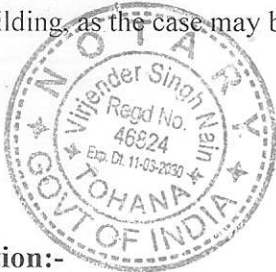
Affidavit-cum-Declaration of **Mr. Madan Lal Khurana S/o. Late. Sh. Vasanda Ram R/o. Flat a-202 The palm drive, sector-66 near Vatika city market, Gurugram**, holding Aadhaar No. 9451-3720-0156 , Authorized Signatory of the promoter i.e., **S & M DEVELOPERS**, for the proposed project namely "**PALM SPRING**", bearing License No. 96 of 2023, measuring 5.28125 acres, situated at **Sector 8 & 9, Tohana Distt. Fatehabad.**

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

1. That the promoter is the joint collaborator with the land owner 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 26/April/2028.

*Madan*

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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.



*Madan*

**Deponent**

**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..... On this .....day of.....**

*Madan*

**Deponent**

ATTESTED  
✓  
Virjender Singh Nain  
Notary Tohana  
6/4/2026