

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 23/06/2025

Certificate No. Q0W2025F536



Stamp Duty Paid : ₹ 101

GRN No. 135770886



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Benz Realty

H.No/Floor: 605

Sector/Ward: 13

LandMark: 17

City/Village: Panipat

District: Panipat

State: Haryana

Phone: 85\*\*\*\*\*21



Buyer / Second Party Detail

Name: Haryana real estate Regulatory Authority

H.No/Floor: 2f

Sector/Ward: 1

LandMark: X

City/Village: Panchkula

District: Panchkula

State: Haryana

Phone: 86\*\*\*\*\*21

Purpose: AFFIDAVIT CUM DECLARATION

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 **Vijay Kumar** S/o Sh. Hawa Singh R/o H.no #628-R, Model Town, OPP. Mid Town Rotary Club, Panipat-132103 Having Aadhar No. 980462163740 authorized Signatory/ Partner of the promoter i.e. **Benz Realty (Partnership Firm)** of the proposed project "GEM INDUSTRIAL TOWNSHIP" an area measuring 25.209375 acres falling in Village Mehrana, Sector 32A, Tehsil & District Panipat.

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

1. That M/s **Benz Realty (Partnership Firm)** [hereinafter referred to as the *Developer*] and Parveen kumar, Ravinder kumar, Narender singh, Bhupender singh, Surender Nandal, Mahender Singh Nandal Ss/o Sibba Ram, Ajay Nandal and Sudhir Nandal Ss/o Mahender Singh Nandal, Dushyant Nandal, Sidharth Ss/o Surinder Nandal, Promila W/o Ravinder Kumar, Jonty Nandal S/o Ravinder Kumar, Shakuntla Devi W/o Bhupender singh, Abhishek Nandal S/o

*Daman*



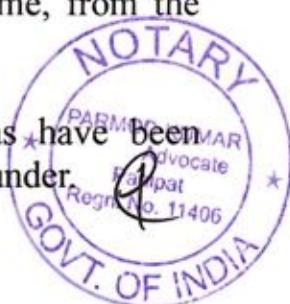
**Bhupender Singh, Urmila Rani W/o Narender singh, Amit- Sumit Nandal Ss/o Narender Singh , Suman Devi W/o Parveen Kumar** [hereinafter collectively referred to as the *Land Owners* possess a legal title to the land on which the proposed development is to be carried out..

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 said land is free from all encumbrances.
2. That the time period within which the project shall be completed by promoter is 30/05/2030.
3. 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.
4. 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.
5. That the amounts from the separate account shall be withdrawn by 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.
6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

*Domon*



9. 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.

*depony*

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 Panipat on this 23<sup>rd</sup> day of June, 2025.

*depony*  
Deponent



23 JUN 2025

ATTESTED

*Parmod*  
Notary, PANIPAT