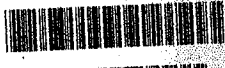




Certificate No. TOR2026C79

GRN No. 148737399

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ajay kumar

H.No/Floor : X

City/Village : Sonipat

Phone: 99*****55

Sector/Ward : X

District : Sonipat

LandMark : Salimpur trali

State : Haryana

**Buyer / Second Party Detail**

Name : Rera

H.No/Floor : X

City/Village: Panchkula

Phone : 98*****10

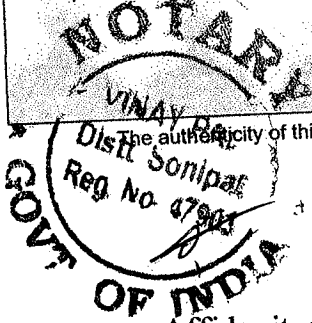
Sector/Ward : X

District : Panchkula

LandMark : X

State : Haryana

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 Mr. Ajay Kumar S/o Rajesh Kumar R/o Village Salimpur Torali (152), Sonipat, Haryana-131024 Holding Aadhaar No 8425 9721 3480, proprietor of OAK HILLS INFRA a sole proprietorship Firm, being developer/ promoter of the proposed project "AGAMYA PRIME" having Licence No 233 of 2025 for Setting up Retirement Housing project over land measuring 0.75 acres having FAR 7192.19871 SQ.MT situated at Village Rathdhana, Sector 35, Sonipat

I, Ajay Kumar being promoter of the proposed project do hereby solemnly declare, undertake and state as 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 promoter is 26-11-2030

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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

AKumar
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 _____ on _____ this day of _____.

AKumar
Deponent



ATTESTED 2 3 2 6

NOTARY
Sonapat