

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 03/10/2025

Certificate No. LOC2025J58



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 140435492



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sparv Realtors Pvt Ltd

H.No/Floor : 0

Sector/Ward : 32

LandMark : Ansal shushant city

City/Village : Umri

District : Kurukshetra

State : Haryana

Phone: 89*****99



Buyer / Second Party Detail

Name : Hrera

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village: Na

District : Na

State : Na

Phone : 89*****99

Purpose : AFFIDAVIT CUM DECELERATION

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'

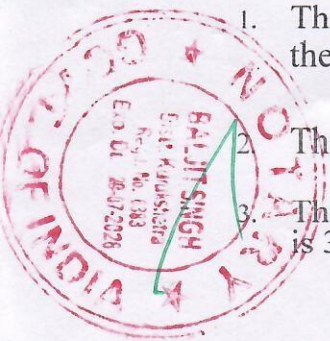
[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **PAWAN KUMAR** S/o Kewal Krishan R/o #222, Kurukshetra Global City (Jindal City) Sector -29, Thanesar, Kurukshetra Haryana -136118 Holding Aadhaar No 2549 -7882-2440 Authorized Signatory of the promoter i.e. **SPARV REALTORS PRIVATE LIMITED** of the proposed project "**KOHINOOR CITY PHASE II**" an area measuring 12.71875 falling in Village Umri, Sector 32, Kurukshetra

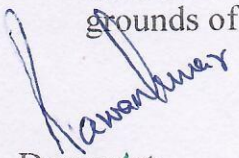
I, Pawan Kumar, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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 31.07.2030.



Pawan Kumar


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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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

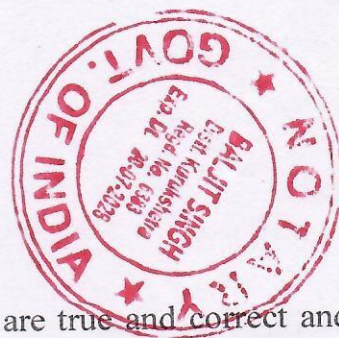

Deponent

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 _____.


Deponent



Identified by Sh.
Certified that the above statement is
declared on solemn affirmation before
me at Kurukshetra by the deponent
ATTESSED
DISTT. NOTARY, KURUKSHETRA
6/11/12