

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 06/06/2022

Certificate No. K0F2022F2



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 91170608



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Pandit harname developer pvt Ltd
H.No/Floor : 157a Sector/Ward : 23 LandMark : Pindara
City/Village : Pindara District : Jind State : Haryana
Phone: 94*****00

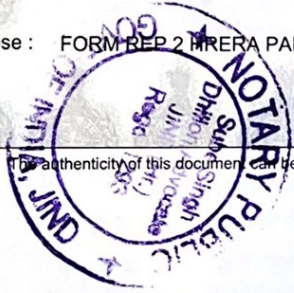


Buyer / Second Party Detail

Name : Hrera panchkula
H.No/Floor : 0 Sector/Ward : 0 LandMark : 0
City/Village: Panchkula District : Panchkula State : Haryana
Phone : 94*****00

Purpose : FORM REP 2 HRERA PANCHKULA BY PANDIT HARNAM DEVELOPER PVT LTD

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

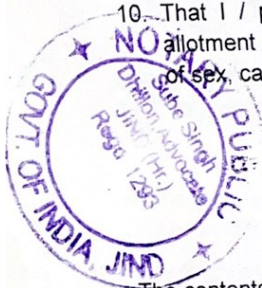
Affidavit cum Declaration of Mr./Ms. Shreebhagwan Gaur Authorized Signatory promoter M/s. Pandit Harnam Developer Pvt. Ltd. of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06/06/2022

I, Shreebhagwan Gaur Authorized Signatory promoter of the proposed project / duly authorized by the promoter of the proposed

project] do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed or have/ has a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is upto December 2024.
4. That seventy percent of the amounts realised by me/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 me/ the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/ has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I / 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.



[Signature]
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 Jind on this 06 day of June 2022.

[Signature]
Deponent

Attended as Identified
[Signature]
Notary Public, Jind 6.6.22