



# Indian-Non Judicial Stamp Haryana Government



Date : 20/12/2022

Certificate No. LOT2022L146

GRN No. 97350140

Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

### Seller / First Party Detail

Name: D R V s real estate pvt ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : Kurukshetra

City/Village : Kurukshetra

District : Kurukshetra

State : Haryana

Phone: 94\*\*\*\*\*85



### Buyer / Second Party Detail

Name : Haryana Rera

H.No/Floor : 0

Sector/Ward : 0

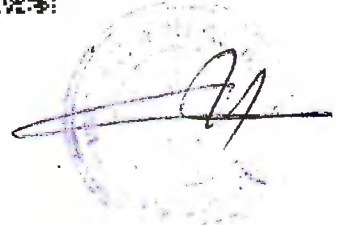
LandMark : Panchkula

City/Village : Panchkula

District : Panchkula

State : Haryana

Phone : 94\*\*\*\*\*85



Purpose : REP II FOR HRERA

The authenticity of this document can be verified by scanning this QR Code 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. Vinkal Sharma S/o Sh. Jai Bhagwan Sharma, Resident of Village Kheri Markanda, Distt. Kurukshetra Director of D R V S Realestate Private Limited and promoter of the proposed project namely '**DD City – The Dream Destination**' residential project plotted under DDJAY-2016 policy over license number 186 of 2022 dated 15-11-2022 over an area of measuring 36.23125 acres in revenue estate of Village Dara Khera and Village Narkatari, Sector -46, Kurukshetra, Haryana

**Vinkal Sharma** is duly authorized by the promoter of the proposed project, vide its authorization dated 20-12-2022;

I, Rubal Sharma promoter of the proposed project '**DD City – The Dream Destination**' duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I am the promoter of the project proposed and D R V S Realestate Private Limited have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of 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.

**Explanation:-** where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever

applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed

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 5 years starting from 15-01-2023.
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 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.
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**

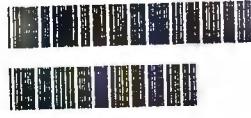
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kurukshetra on this 20<sup>th</sup> day of December 2022.

Deponent



Certificate No. LOT2022L145  
GRN No. 97350140



Stamp Duty Paid : ₹ 101  
(Rs. Only)  
Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: D R V s real estate pvt ltd  
H.No/Floor : 0 Sector/Ward : 0 LandMark : Kurukshetra  
City/Village : Kurukshetra District : Kurukshetra State : Haryana  
Phone: 94\*\*\*\*\*85

**Buyer / Second Party Detail**

Name : Haryana Rera  
H.No/Floor : 0 Sector/Ward : 0 LandMark : Panchkula  
City/Village: Panchkula District : Panchkula State : Haryana  
Phone : 94\*\*\*\*\*85

Purpose : REP II FOR HRERA



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. Rubal Sharma S/o Sh. Jai Bhagwan Sharma, Resident of Village Kheri Markanda, Distt. Kurukshetra Director of D R V S Realestate Private Limited and promoter of the proposed project namely '**DD City – The Dream Destination**' residential project plotted under DDJAY-2016 policy over license number 186 of 2022 dated 15-11-2022 over an area of measuring 36.23125 acres in revenue estate of Village Dara Khera and Village Narkatari, Sector -46, Kurukshetra, Haryana

**Rubal Sharma** is duly authorized by the promoter of the proposed project, vide its authorization dated 20-12-2022;

I, Rubal Sharma promoter of the proposed project '**DD City – The Dream Destination**' duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I am the promoter of the project proposed and D R V S Realestate Private Limited have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of 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.

**Explanation:-** where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever

applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed

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 5 years starting from 15-01-2023.
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 [me/ the promoter] in proportion to the percentage of completion of the project.
6. 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.
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 Kurukshetra on this 20<sup>th</sup> day of December 2022.

Deponent