

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 03/02/2023

Certificate No. MOC2023B179



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 98957708



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Rcnp builders And Developers pvt ltd
H.No/Floor : Na Sector/Ward : Na Landmark : Na
City/Village : Karnal District : Karnal State : Haryana
Phone : 70*****38



Purpose : AFFIDAVIT to be submitted at Rera

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 Sh. Neeraj Pahwa Director and Authorized Signatory of the Promoter i.e. RCNP Builders and Developers Pvt. Ltd. of the proposed project namely "SAI RESIDENCY-II" over an area measuring 5.0085 Acres falling in Sector-45, Karnal, Haryana.

I, Neeraj Pahwa duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state 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 the promoter is **31.12.2027**.
4. That seventy percent of the amounts realized by the Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be

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AUTH. SIGNATORY

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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

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Deponent **AUTH. SIGNATURE**

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 Panchkula on this _____ 2023.

Deponent

RCNP BUILDERS & DEVELOPERS



AUTH. SIGNATURE