



Certificate No. T0N2023H554

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 105949978



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Grand Imperial Developers llp
 H.No/Floor : X Sector/Ward : X LandMark : X
 City/Village : Sonipat District : Sonipat State : Haryana
 Phone: 99*****75 Others : Through manav chandra

**Buyer / Second Party Detail**

Name : Other
 H.No/Floor : X Sector/Ward : X LandMark : X
 City/Village : X District : X State : X
 Phone : 98*****10

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>

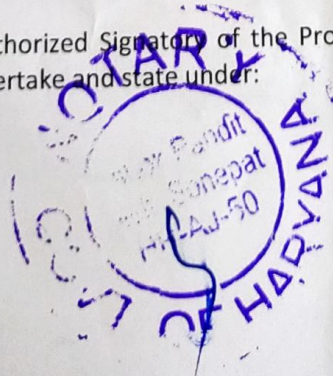
Form - REP-II
[See rule 3(3)]

**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. Manav Chandra Authorized Signatory of M/s Grand Imperial Developers LLP who is developing an Affordable Plotted colony under DDJAY namely "JOY CITY" over an area measuring 16.96875 Acres falling in Sector-92, Sonipat, Haryana under License No. 140 of 2023 dated 06.07.2023.

I, Manav Chandra Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

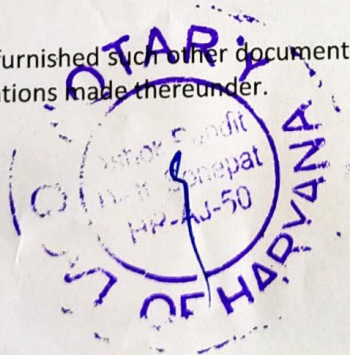


For GRAND IMPERIAL DEVELOPERS LLP

Mchandra

Auth. Signatory

1. That the promoter has a legal title to the land, through Collaboration Agreement, 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 05.07.2028.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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.



For GRAND IMPERIAL DEVELOPERS LLP
Alkandaz
Auth. Signatory

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

For GRAND IMPERIAL DEVELOPERS LLP
Mehar
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 Sonepat on this 14th August, 2023.

For GRAND IMPERIAL DEVELOPERS LLP
Mehar
Deponent Auth. Signatory



TESTED
[Signature]
NOTARY
District Sonepat
14/8/23.