

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 18/10/2023

Certificate No. LOR2023J147



Stamp Duty Paid : ₹ 101

GRN No. 108493806



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Homeshetra reallors private Limited

H.No/Floor : 0

Sector/Ward : 32

LandMark : Kurukshetra

City/Village : Umri

District : Kurukshetra

State : Haryana

Phone: 94*****85

Others : Authorized signatory pawan kumar chhabra



Buyer / Second Party Detail

Name : Na

H.No/Floor : 0

Sector/Ward : 0

LandMark : Na

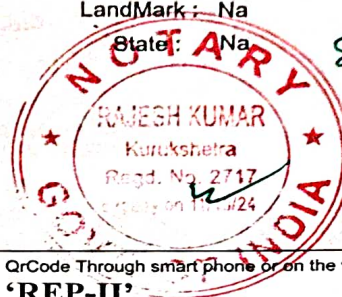
City/Village: Na

District : Na

State: Na

Phone : 99*****91

Purpose : AFFIDAVIT CUM DECLARATION



St. No.
6005
18/10/2023

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)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pawan Kumar Chhabra S/o Kewal Krishan Chhabra R/o #222, Kurukshetra Global city, sector 29, Thanesar, Kurukshetra, Haryana, 136118 authorized Signatory of the promoter i.e. **HOMESHETRA REALTORS PRIVATE LIMITED** of the proposed project "**KOHINOOR CITY**" an area measuring 20.03125 acres falling in Umri, Sector 32, Kurukshetra Haryana.

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

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 01/11/2025.

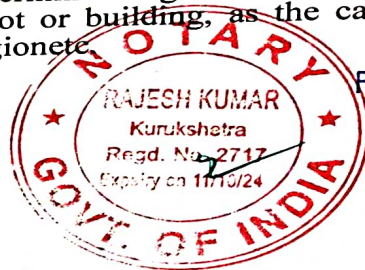
For Homeshetra Realtors Pvt. Ltd.

Pawan Kumar

Auth. Sign.

ATTESTED
18/10/2023
DISTRICT NOTARY
KURUKSHETRA

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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



For Homeshetra Realtors Pvt. Ltd.
Jawan Kumar
 Deponent **Auth. Sign.**

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 18th day of October 2023

For Homeshetra Realtors Pvt. Ltd.
Jawan Kumar
 Deponent **Auth. Sign.**

Certified that the above was declared
 on solemn oath before me at
 Kurukshetra, Dist. Kurukshetra who was
 Ident. No. 2 ✓

DISTRICT NOTARY
 KURUKSHETRA

ATTESTED
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