

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 25/09/2023

Certificate No. MOY2023I402



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 107580733



Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Manju

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Karnal

District : Karnal

State : Haryana

Phone: 81\*\*\*\*\*03



**Buyer / Second Party Detail**

Name : Jap developers pvt ltd

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Karnal

District : Karnal

State : Haryana

Phone : 81\*\*\*\*\*03

Purpose : AGREEMENT



The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://agrastamp.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. Susheel Kumar, Director and Authorized Signatory of M/s GSM Estate Pvt. Ltd. who is developing an Affordable Plotted colony under DDJAY namely "GSM Estates" over an area measuring 6.00 Acres falling in Sector-29, Karnal, Haryana under License No. 159 of 2023 dated 10.08.2023.

I, Susheel Kumar, Authorized Signatory of 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.

**For GSM Estates Private Limited**

*Susheel*

**Auth. Signatory**

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 09.08.2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

For GSM Estates Private Limited

*Jashveer*  
Auth. Signatory  
Deponent

Verification

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

For GSM Estates Private Limited

Verified by me at ICAREL on this 27th Sept, 2023.

*Jashveer*  
Auth. Signatory

Deponent

