

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 09/01/2024

Certificate No. JCI2024A3
GRN No. 111534216



Stamp Duty Paid : ₹ 101
Penalty : ₹ 0

Seller / First Party Detail

Name : M and c Urban Estate pvt ltd
H No/Floor : X Sector/Ward : X LandMark : X
City/Village : Bahadurgarh District : Jhajjar State : Haryana
Phone : 90*****04



Buyer / Second Party Detail

Name : Hrera
H No/Floor : X Sector/Ward : X LandMark : X
City/Village : Panchkula District : Panchkula State : Haryana
Phone : 90*****04

Purpose : Agreement

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-11



09/01/24

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. Hemant Sharma Director & Authorized Signatory of M/s M & C Urban Estates Pvt. Ltd. who is developing an Affordable Plotted colony under DDJAY namely "MR City" over an area measuring 11.10625 Acres falling in Sector-49, Bahadurgarh, Distt. Jhajjar Haryana under License No. 260 of 2023 dated 07.12.2023.

I, Hemant Sharma 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.
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 06.12.2030.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.

M&C URBAN ESTATE PVT. LTD.

Sharma
Deponent
Director

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 Bahadurgarh on this 09 January 2024.

M&C URBAN ESTATE PVT. LTD.

Sharma
Deponent
Director



ATTESTED
Sharma
NOTARY PUBLIC
DAYANAND SHARMA
Advocate Bahadurgarh Distt. Jhajar (Hr.)
09/01/24