



Indian-Non Judicial Stamp Haryana Government



Date : 06/02/2024

Certificate No. M0F2024B186



Stamp Duty Paid : ₹ 101

GRN No. 112659666



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Harish Kumar Guptaprop liberty infra co

H.No/Floor : X

Sector/Ward : X

Landmark : Liberty house railway road

City/Village : Karnal

District : Karnal

State : Haryana

Phone : 98*****09



Purpose : STAMP PAPER to be submitted at Windsor homes

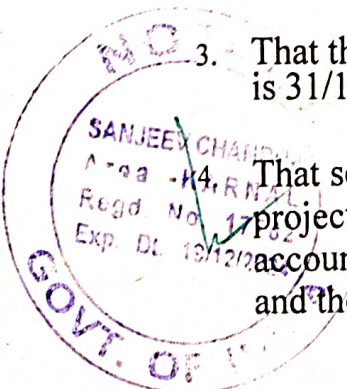
The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>**FORM 'REF-II'****[See rule 3(3)]****Affidavit cum Declaration**

Affidavit cum Declaration of Mr. **Harish Kumar Gupta** S/o Dharam Pal Gupta R/o H.no 111/8, Railway Road, Liberty House, Karnal, Haryana a proprietor of Liberty Infra Co a Sole Proprietorship Firm a legal owner/developer of proposed project "**Windsor Homes**" Having License No 11 of 2024 an area measuring 6.583 acres falling in village Simla Mulana, sector 40,panipat.

I, **Harish Kumar Gupta**, do hereby solemnly declare, undertake and state as 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 promoter is 31/12/2027.

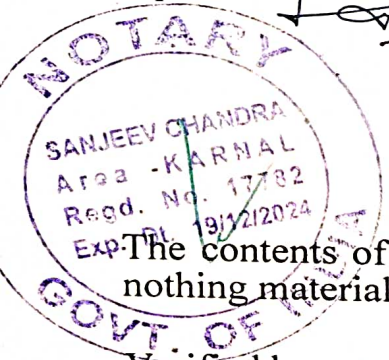
4. That seventy per cent of the amounts realized by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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

Deponent

[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 09 on this 02 day of 2024

Deponent

[Signature]

Certified that the above is declared is solemnly affirmed before me at Karnal by the Deponent who is identified by Sh.....

ATTEST

10 FEB 2024