

Affidavit



Indian-Non Judicial Stamp  
Haryana Government



Date : 06/03/2024

Certificate No. JCF2024C304



Stamp Duty Paid : ₹ 101

GRN No. 113703660



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Kanal Marla Pvt Ltd

H.No/Floor : X

Sector/Ward : X

Landmark : X

City/Village : Saraiaurangaba

District : Jhajjar

State : Haryana

Phone : 70\*\*\*\*\*84



Purpose : Any Purpose to be submitted at Any office

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. Kuldeep Singh, S/o Baljeet Singh R/o VPO Pakasma, Rohtak, Haryana Having Aadhar No 815167296037 authorized Signatory of the promoter i.e. **KANAL MARLA PRIVATE LIMITED** of the proposed project "RUHIL SMART CITY" an area measuring 6.7875 acres situated in the Revenue estate of village Tandaheri & Nuna Majra, Sector-41, Bahadurgarh, District Jhajjar

I, **Kuldeep Singh**, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

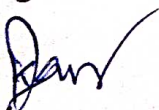
1. That M/s Kanal Marla Pvt Ltd, Smt Shikha Gupta W/o Anurag Gupta, Smt. Nupur W/o Sh. Anshul, Smt. Sunita W/o Sh. Rakesh, Sh. Devender S/o Bhagwan Singh, Sh. Ravinder S/o Sh. Bhagwan Singh and Sunil Gupta have a legal title to the land on which the development of the project is proposed is to carried out.

And

a legally Valid authentication of title of such land along with an authenticated copy of Collaboration agreement between such owner and promoter for Development, Marketing & Selling of the Real estate project is enclosed with REP-I

*Bans*

- Any Purpose Jhajjar Landmark Penalty: (Per Zero Cost) 20
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 31/12/2028.
  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 hereunder.
  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

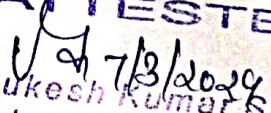
Verification



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

Verified by me at \_\_\_\_\_ on this \_\_\_ day of \_\_\_\_\_.

  
Deponent

**ATTESTED**  
  
 Mukesh Kumar Saini  
 Advocate & Notary  
 Bandra (Hr.)