



Certificate No. S0F2024E144

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 116332977

Penalty : ₹ 0
(Rs. Zero Only)**Seller / First Party Detail**

Name: Vanessa builders and developer
 H.No/Floor : Na Sector/Ward : Na LandMark : Na
 City/Village : Rewari District : Rewari State : Haryana
 Phone: 98*****40

**Buyer / Second Party Detail**

Name : H rera panchkula
 H.No/Floor : Na Sector/Ward : Na LandMark : Na
 City/Village: Panchkula District : Panchkula State : Haryana
 Phone : 98*****40

Purpose : agreement

The authenticity of this document can be verified by scanning this QrCode 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. Virendra Kumar duly Authorised Signatory of the proposed project "SIRSA GREENS" authorized by the promoter M/s Vanessa Builders and Developers Pvt. Ltd. vide its authorization (Board Resolution) dated 16th April 2024.

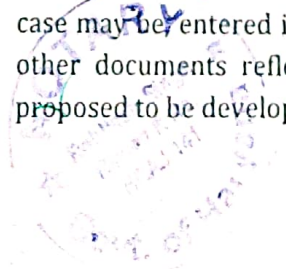
I, Virendra Kumar duly authorized by the promoters of the proposed project that is "SIRSA GREENS" by M/s Vanessa Builders and Developers Pvt. Ltd., do hereby solemnly declare, undertake and state as under:

1. That the promoter here is M/s Vanessa Builders and Developers Pvt. Ltd and it has legal title to the land on which the development of the project is proposed vide collaboration agreement dated 03.05.2023 and GPA on dated 08.05,2023.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner which project is proposed to be developed.

For Vanessa Builders and Developers Private Limited

[Signature]
Authorized Signatory



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 29.10.2028.
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account no. 1879102000003889 to be maintained in a scheduled IDBI Bank Ltd., Rewari, Haryana 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 by 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.



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 on 06th May 2024.

For Vanessa Builders and Developers Private Limited

Deponent



Authorized Signatory

For Vanessa Builders and Developers Private Limited

Deponent


Authorized Signatory

Attorney


ROHITASH SINGH Advocate
Notary Public Rewari (Hr.)