

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/12/2024

Certificate No. G0K2024L3700



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125038199



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Snkv Real estate Private limited

H.No/Floor : 746p

Sector/Ward : 38

LandMark : Near sadar thana

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 89*****94



Buyer / Second Party Detail

Name : Haryana Real estate Regulatory authority

H.No/Floor : 2/3rdf

Sector/Ward : 1

LandMark : Na

City/Village: Panchkula

District : Panchku

State : Haryana

Phone : 89*****94

Purpose : AFFIDAVIT CUM DECLARATION

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)]**

**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. Ompal duly authorized by the promoter of the proposed project namely "**NKV EMERALD AVENUE**", Situated at Village Palwal, Sector-9, Tehsil & District Palwal, Haryana.

I, Ompal, Authorized Signatory of SNKV REAL ESTATE PRIVATE LIMITED [CIN No. U68200HR2023PTC115226 and PAN No. -ABLCS7693A], a company duly incorporated under the Companies Act, 2013, having its registered office at Ho.No.- 746 P, Near Sadar Thana, Gurgaon, Haryana-122001 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.



FOR SNKV REAL ESTATE PRIVATE LIMITED

Ompal
Authorised 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 01.07.2029.
4. That seventy per cent of the amounts realised 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 utilised 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 there under.
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

FOR SNKV REAL ESTATE PRIVATE LIMITED



Ombal
Authorised Signatory

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 Gurugram on this 11th day of December, 2024.

Deponent

FOR SNKV REAL ESTATE PRIVATE LIMITED

Ompal
Authorised Signatory

ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

11 DEC 2024

