

Non Judicial	<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 20/12/2024
Certificate No. ADT2024L1	 		Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No. 125453035	<b>Seller / First Party Detail</b>		Penalty : ₹ 0 (Rs. Zero Only)
Name: Imperial Developers	Sector/Ward : X	LandMark : Model town	
H.No/Floor : 45b	District : Ambala	State : Haryana	
City/Village : Ambala city			
Phone: 86*****33			
<b>Buyer / Second Party Detail</b>			
Name : Hrera Haryana	Sector/Ward : X	LandMark : Haryana	
H.No/Floor : X	District : Haryana	State : Haryana	
City/Village: Haryana			
Phone : 80*****37			
Purpose : Form REP II Affidavit cum Declaration to be submitted to the HRERA			

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. Vishal Garg** S/o Shri Tarsem Garg R/o House No.45-B, Model Town, Ambala City, Haryana,134003 having Aadhaar No.9967-6123-5858 authorized signatory of the promoter i.e. Imperial Developers of the proposed project "MM Indraprasth" an area measuring 10.768 acres falling in Village Saunda, Sector-25, Ambala.

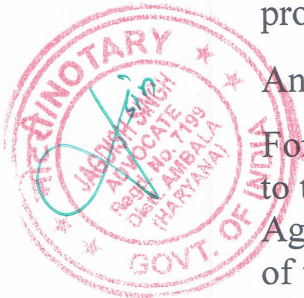
I, Vishal Garg, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Imperial Developers has a valid and legal title to the land measuring 10.693 acres, on which the development of the project is proposed to be carried out.

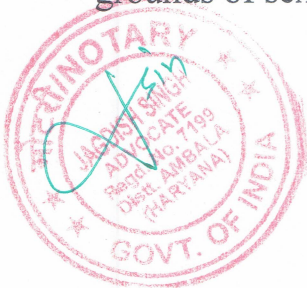
And

For the remaining 0.075 acres, owned by Mr. Vishal Garg (a related party to the promoter and S/o Mrs. Santosh Garg), an authenticated Collaboration Agreement has been executed for the Development, Marketing, and Selling of the real estate project. A copy of the agreement is enclosed as Annexure REP-I

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 12-03-2029
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, caste, creed, religion, etc.



*[Handwritten Signature]*  
**DEPONENT**

**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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

**ATTESTED**  
*[Handwritten Signature]*  
**NOTARY PUBLIC**  
 AMBALA (HRY)

*[Handwritten Signature]*  
**DEPONENT**