

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 28/03/2025

Certificate No. JC282025C209

GRN No. 129837540

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Kanal Marla Pvt Ltd
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village : Haryana District : Haryana State : Haryana
Phone: 89*****62

Buyer / Second Party Detail

Name : Rera
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village: Panchkula District : Panchkula State : Haryana
Phone : 89*****62

Purpose : Affidavit to RERA panchkula

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. **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-2**" an area measuring 6.61875 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. Devi Rani W/o Jagdeep singh, Sh. Anurag Gupta S/o Sh. Sunil Gupta, Sh. Neeraj Ruhil S/o Sh. Jaswant Singh, Smt. Sadhna Gupta W/o Sunil Gupta, and Sh. Jagjeet singh S/o Sh. Umrao singh 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

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 30/11/2029.

Kanal Marla Pvt. Ltd.

Authorised Signatory



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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.

Kanal Marla Pvt. Ltd.

Deponent

Authorised Signatory

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 _____.

Kanal Marla Pvt. Ltd.

Deponent

Authorised Signatory



ATTESTED

M.K. Saini
28/1/15
Mukesh Kumar Saini
Advocate & Notary
Bahadurgarh Jharkhand (Hr.)