



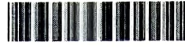
Indian-Non Judicial Stamp Haryana Government



Date : 22/07/2025

Certificate No. G0V2025G2043

GRN No. 137182657

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Nee homes llp

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****88



Buyer / Second Party Detail

Name : Hrera pkl

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

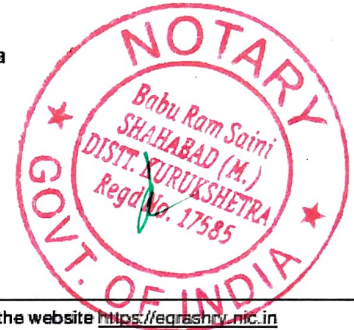
City/Village: Kaithal

District : Kaithal

State : Haryana

Phone : 98*****88

Purpose : Affidavit Cum Declaration

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrahry.nic.in>

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Arun Kumar S/o Jagdish Chander R/o Gali No. 3, Near Manas S.S. SEC. School, Shanti Nagar, Karnal Haryana -132001,, Holding Aadhaar No 9321-5941-9279, Authorized Signatory of the promoter i.e. NEE HOMES LLP of the proposed project "Nirvana Homes" an area measuring 20.65625 acres falling in Village Shergarh, Sector-29, Kaithal ,Haryana.

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

1. That M/s NEE HOMES LLP, (Hereinafter referred to the Developer) and (1) Mr. Sandeep Kumar (Aadhar No. 4245-1739-8328 & PAN No. DCHPK3272C) S/o Late Sh. Balwan Singh R/o Shargarh, Kaithal, Haryana, 136027 (2) Mr. Kuldeep Singh (Aadhar No. 5444-3444-1061 & PAN No. CQAPK3171J) S/o Late Sh. Balwan Singh R/o Shargarh, Kaithal, Haryana, 136027 (Hereinafter referred to the land Owners) possess a legal title to the land on which the proposed development is to be carried out.



And

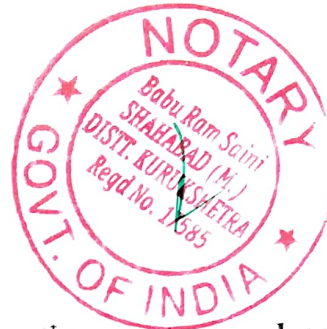
a legally Valid authentication of title of such land along with an authenticated copy of Collaboration agreement between such owner and promoter for Development, Marketing & Selling of the Real estate project is enclosed with REP-I

1. That the promoter has a legal title to the land on which the development of the project is proposed
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 30-06-2030.
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.

Arunkumar
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 .

Arunkumar
Deponent

Certified that the above was
declare in solemn affirmation
before me at Shahabad (M.),
District Kurukshetra by the
deponent who was identified by
Shri. _____

B. Saini 25/7/25
NOTARY PUBLIC
SHAHABAD (M.)
Dist. Kurukshetra