

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 05/01/2028

Certificate No. ADE2028A28
GRN No. 145140759

Stamp Duty Paid : ₹ 101
Penalty : ₹ 0

Seller / First Party Detail

Name: Devanshi Garg
H.No/Floor: 45b
City/Village: Ambala city
Phone: 88*****33

Sector/Ward: X
District: Ambala

LandMark: Model town
State: Haryana

Buyer / Second Party Detail

Name: Rera Panchkula Haryana
H.No/Floor: X
City/Village: Panchkula
Phone: 80*****37

Sector/Ward: X
District: Panchkula

LandMark: Panchkula
State: Haryana

Purpose: Stamp Paper is used for submission of Affidavit cum Declaration

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

FORM 'REP-II'
[See rule 3(3)]
Affidavit cum Declaration

Affidavit-cum-Declaration of Devanshi Garg D/o Vishal Garg R/o House No 55 Model Town, Ambala City, Ambala, Haryana, 134003, having Aadhaar No. 4670-3228-6950 being Developer/Promoter for the proposed project bearing License No. 151 of 2025, over an area measuring 41.65138 acres, situated at Village Jarouda, Mehlawali & Jhiwarheri, Sector 25, Yamunanagar.

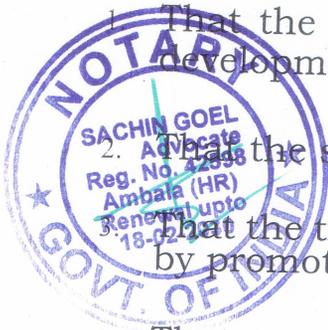
I, Devanshi Garg, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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 17-08-2030.

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.



Devanshi Garg

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.

Dewanshi Garg

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
12/01/26
NOTARY PUBLIC
AMBALA (HARYANA)

Dewanshi Garg

DEPONENT