

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 05/05/2025

Certificate No. E0E2025E944



GRN No. 131836640



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Mahi buildcon pvt ltd

H.No/Floor : 61

Sector/Ward : 11c

LandMark : Dlf

City/Village : Fariadabad

District : Faridabad

State : Haryana

Phone: 89*****39



Buyer / Second Party Detail

Name : Rera panchkula

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village: Panchkula

District : Panchkula

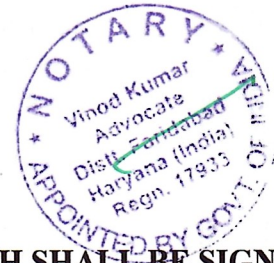
State : Haryana

Phone : 89*****39

Purpose : AGREEMENT

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**

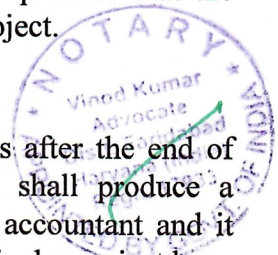
AFFIDAVIT-CUM-DECLARATION

Affidavit cum Declaration of **Mr. Sharad Singhal** duly authorized by the promoter of the proposed project "Tarang Homes", Sector-7, Palwal, Haryana, of Residential Group Housing Colony (under left over pocket policy) over an area measuring 2.36875 Acres in Sector-7, Palwal, Haryana.

I, **Sharad Singhal**, Authorized Signatory of M/s Mahi Buildcon Pvt Ltd, a partnership Firm and is having Registered office at Plot No.61, Block-C, DLF Model Town, Sector-11, G.T. Road, Faridabad, Haryana-121006, (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

13 JUN 2025

1. That the company/ promoter has a legal title to the land through Collaboration Agreement; 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 collaboration agreement between such owner and promoter for development of the real estate project is enclosed herewith.
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 on or before 31.12.2030.
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 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.



Deponent

13 JUN 2025

Verification

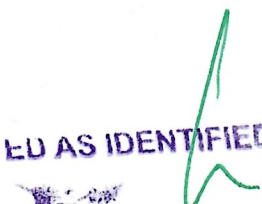
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

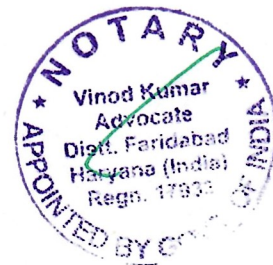
Verified by me at Faridabad on this 05nd day of May 2025.


Deponen

I know the Deponent and He/She
Signed Print, His/Her Thumb
Impression in My Presence

ATTESTED AS IDENTIFIED


Notary Faridabad (Haryana)



13 JUN 2025