



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Punjab

e-Stamp

**Certificate No.** : IN-PB23739885528121Y  
**Certificate Issued Date** : 23-Feb-2026 02:25 PM  
**Certificate Issued By** : pbgorkaru  
**Account Reference** : NEWIMPACC (SV)/ pb7052504/ ZIRAKPUR/ PB-SN  
**Unique Doc. Reference** : SUBIN-PBPB705250419962528656254Y  
**Purchased by** : Ankit  
**Description of Document** : Article 4 Affidavit  
**Property Description** : Not Applicable  
**Area of Property** : Not Applicable  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : Harish Kumar Gupta  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : Harish Kumar Gupta  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)  
**Social Infrastructure Cess(Rs.)** : 0  
 (Zero)  
**Total Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)



**FORM 'REP-II'**  
[See rule 3(3)]

**Affidavit cum Declaration**

Please write or type below this line

Affidavit cum Declaration of Mr. Harish Kumar Gupta S/o Amrit Lal R/o Flat No. - 2108A, Sector -63, Chandigarh -160047 Holding Aadhaar No 8349-6165-8762 being developer/ promoter of the proposed project "Crown -5" bearing HSVP Allotment vide Memo No ZO004/EO012/UE020/REALL/0000002115, Dated 28-03-2025 an area measuring 2487.62 Sq.mts., falling in Plot No GH-1 Sector 5C MDC, Urban Estate, Panchkula, Haryana.

I, Harish Kumar Gupta, Duly authorized by the promoter of the proposed

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**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shclsestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has been allotted land by the Haryana Shahari Vikas Pradhikaran vide Memo No. **ZO004/EO012/UE020/REALL/0000002115** dated 28.03.2025 for the development of the proposed project titled "Crown-5", situated on Plot No. GH-1, Sector-5C MDC, Urban Estate, Panchkula, measuring 2487.62 square meters, and the Promoter has made full and final payment as per Allotment Terms
2. That the Promoter (Harish Kumar Gupta) has availed loan from State Bank of India against the Project land.
3. That the time period within which the project shall be completed by promoter is **21-01-2031**
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.

  
Deponent

NOTARY  
DER SINGH  
BASSI  
MAGAR  
D. NO 14734/17  
T. OF IN

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 \_\_\_\_\_.

  
Deponent



Notarially verified that the Affidavit  
has been read over to the Deponent  
and he has declared that he understands  
perfectly the contents of the Affidavit  
as the time of making thereof.

25 FEB 2026

ATTESTED  
  
NOTARY DERA BASSI  
DISTT SA S NAGAR