

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 28/05/2026

Certificate No. E0282026E689



Stamp Duty Paid : ₹ 101

GRN No. 152549296



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : True villas Developers Pvt Ltd

H.No/Floor : J221

Sector/Ward : X

Landmark : X

City/Village : Sarita vihar

District : New delhi

State : Delhi

Phone : 75*****77



Purpose : AFFIDAVIT to be submitted at Haryana real estate regulatory authority

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 M/s True Villas Developers Private Limited, promoter of the proposed project through Mr. Manoj Goyal duly authorized vide authorization dated 14.05.2026;

The Promoter, M/s True Villas Developers Private Limited having its registered office at J-221, Sarita Vihar, New Delhi-110076, is developing an Affordable Plotted Colony Project called "FORTEASIA KINGSTREET FLOOR" situated at Village- Kasar, Sector-3B, Bahadurgarh, Jhajjar, Haryana under

License No. 62 of 2024 dated 12.06.2024.

I, Manoj Goyal S/o Sh. M.C. Goyal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed a legal valid authentication of title of such land along with the authenticated copy of the title deed are enclosed herewith.
2. That the said land free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.08.2030.

For TRUE VILLAS DEVELOPERS PVT. LTD.

Director/Authorised Signature

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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



For TRUE VILLAS DEVELOPERS PVT. LTD.

Director/Authorised Signatory

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 New Delhi on this _____ day of 2026.

For TRUE VILLAS DEVELOPERS PVT. LTD.

Director/Authorised Signatory

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

ATTESTED AS IDENTIFIED

Notary Faridabad (Haryana)

29 MAY 2026