

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 07/11/2025

Certificate No. T0G2025K146



GRN No. 142085385



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Gpb Trading Llp

H.No/Floor : X

Sector/Ward : X

Landmark : X

City/Village : X

District : Delhi

State : Delhi

Phone : 81*****76



Purpose : AFFIDAVIT CUM UNDERTAKING to be submitted at Other

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

This stamp paper is integral part of Affidavit cum Undertaking
REL-II form to be submitted to worthy Department.

For GPB TRADING LLP

A. K. Singh

Partner/Auth. Signatory

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 Sh. Harsh Daryani Authorized Signatory of the Promoter i.e. M/S GPB Trading LLP of the proposed project namely "PP GALLERIA-1" over an area measuring 1.20 Acres developed by GPB Trading LLP falling in the Residential Plotted Colony for an Area measuring 214.718 Acres (LC no 71 of 2009 dated 26.11.2009 & LC no 24 of 2014 dated 11.6.2014) in sector-33,34 & 35 Sonipat being developed Jindal Reality Pvt. Ltd. & Others.

I, Harsh Daryani duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title to the land, through collaboration agreement, 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 the promoter is 03.11.2025 to 02.11.2030
4. That seventy percent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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

For GPB TRADING LLP

Harsh

Part / Auth. Signatory

the audit that the amount 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, on any grounds.

I of GPB TRADING LLP
Harsh
Deponent
Partner/Auth. Signatory

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 Panchkula on this _____ 2025.

I of GPB TRADING LLP
Harsh
Deponent
Partner/Auth. Signatory