

Affidavit



Indian-Non Judicial Stamp Haryana Government



Date : 24/09/2025

Certificate No. Q0X2025I19



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 139988748



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Ralith realty private limited

H.No/Floor : B903

Sector/Ward : 2

Landmark : Npsc society plot no 5

City/Village : Dwarka

District : New delhi

State : Delhi

Phone : 83*****99



Purpose : Affidavit to be submitted at Hrera

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)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Vikas Goel** on behalf of M/s Ralith Realty Pvt. Ltd("Company") (Company Identification No. U45309DL2022PTC400328) having its registered office at B-903, NPSC Society Plot 5, Sector-2, Dwarka Delhi-110075, Haryana, promoter of the proposed Residential Plotted Colony "**Ralith Retreat**" License 166 of 2024 dated 28.11.2024. Village Azizulapur, Sector-19A, Panipat duly authorized by promoter of the proposed project, vide its authorization dated 16.10.2023

I, Mr. **Vikas Goel** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter has the legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is encumbrance free.
3. That the time period within which the project shall be completed by the promoter is on or before 27.11.2029 **Completion Certificate will be received on or before 31.03.2031.**
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



For RALITH REALTY PVT LTD.

29 SEP 2025

Director

NOTARIAL REG

Sr. No. 623

Date 29 SEP 2025

(Account No. in 777705705105 ,Bank Address ICICI Bank Ltd, SCO 182, Sector 13-17, HUDA, Panipat, Haryana-132103

5. 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn from the promoter after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the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.
8. 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.
9. That the promoter shall take all the pending approvals on time, from the competent authorities.
10. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. 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.

For RALITH REALTY PVT. LTD.

Director
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 Panipat on this 26th day of Sept 2025.

For RALITH REALTY PVT. LTD.

Director
Deponent



29 SEP 2025

ATTESTED
NOTARY PUBLIC
PANIPAT