

Affidavit



Indian-Non Judicial Stamp Haryana Government



Date : 20/06/2026

Certificate No. LBT2026F64



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 153671136



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Gbs promoters and developers Pvt Ltd

H.No/Floor : 64/65

Sector/Ward : 17a

Landmark : First floor

City/Village : Chandigarh

District : Chandigarh

State : Chandigarh

Phone : 99*****01

Others : Kapil kumar



Purpose : STAMP to be submitted at Hrera panchkula

S. N. 128

20/6/26

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

I, Mr Kapil Kumar S/o Atma Ram R/o House No 45/12 Gali Bangroo, Near Sangam Market, Ladwa, (Rural) (Part) (76), Kurukshetra, Haryana, 136132 (Aadhaar No.5941-4150-8242), do hereby solemnly declare and affirm that I am the duly Authorised Signatory of the promoter, **GBS Promoters & Developers Pvt. Ltd**, for the proposed project "**Vedanta Enclave**", over an area measuring **5.9125**, under Licence Vide Memo No. **DULB/CTP/2026/4397**, situated at Village Dera, Tehsil Ladwa, District Kurukshetra, Haryana.

I, Kapil Kumar, duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That M/s GBS Promoters & Developers Pvt. Ltd (hereinafter referred to as the "**Developer**") has been granted the rights for development, marketing, and sale of the proposed real estate project in terms of the Collaboration Agreement

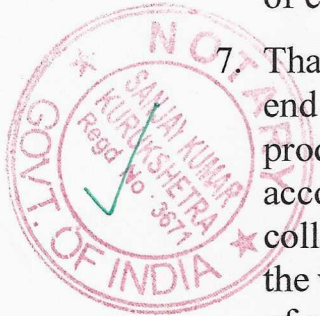
AND

For GBS Promoters &
Developers Pvt. Ltd.

Director

A legally valid authenticated copy of the Collaboration Agreement dated **19.09.2025**, registered vide Registration No. **1136**, executed between the Land Owners and the Developer for the purposes of development, marketing and sale of the proposed real estate project, is enclosed herewith as part of Form REP-I.

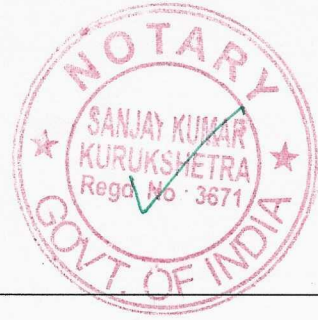
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is **15/06/2031**.
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the Allottees, from time to time, shall be deposited 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 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 that 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, caste, creed, religion, etc.



For GBS Promoters &
Developers Pvt. Ltd.

Director

For GBS Promoters &
Developers Pvt. Ltd.
Deponent
Director



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 Ladwa on this 20th day of June - 2026.

For GBS Promoters &
Developers Pvt. Ltd.
Deponent
Director

ATTESTED
DISTRICT NOTARY
KURUKSHETRA
20/6/2026