



Certificate No. PAE2026F246

GRN No. 153002634

Stamp Duty Paid : ₹ 101
(Rs. Only)Penalty : ₹ 0
(Rs. Zero Only)**Deponent**

Name: Sunlit Infracon Llp

H.No/Floor : Sco/415

City/Village : Panchkula

Phone : 96*****50

Sector/Ward : Ff

District : Panchkula

Landmark : Sector 8

State : Haryana



Purpose : AFFIDAVIT to be submitted at Concern

**FORM 'REP-II'**

[See rule 3(3)]

Affidavit cum Declaration

I, **Augustin Ravi S/o Sh. Naresh Kumar**, R/o H.No.-1787, Ward No.2, Safeda Mohalla, Near, Baba Balaknath Mandir, Janta colony, Naya Gaon, Rupnagar, Punjab-160103, having Aadhaar No. 2000-0266-1923, being the Authorized Signatory of the promoter, namely **SUNLIT INFRACON LLP**, of the proposed project "**URBANA GREEN CITY PHASE II**", bearing License No. 139 of 2026, over an area measuring 19.0375 acres in addition to licence No.233 of 2023 dated 02.11.2023 area 13.650 acre) & (Licence no. 85 of 2025 dated 30.05.2025 area 8.08125 acre) situated at Village Billah Sector-16, Kot Behla Urban Complex, District Panchkula.

I, Augustin Ravi, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

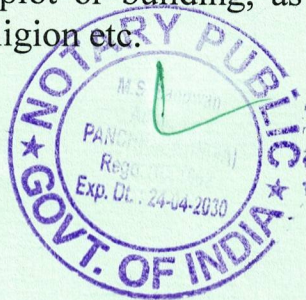
1. That M/s SUNLIT INFRACON LLP (Partnership Firm) [hereinafter referred to as the Developer] and (1) Sh. Jai Chand S/o Sh. Moti Ram (2) Sh. Jaswinder Chaudhary S/o Sh. Jai Singh (3) Sh. Satish Kumar Batra S/o Sh. Arjun Dass (4) Digvijay Singh S/o Sh. Narender Singh (5) Sh. Monil Singh S/o Sh. Narender Singh (6) Smt Sunita W/o Satish Kumar Batra (7) Sunlit Infracon LLP (8) Trishala Estate LLP (9) Ansal Housing and Construction Ltd. [hereinafter collectively referred to as the Land Owners possess a legal title to the land on which the proposed development is to be carried out.

And

a legally Valid authentication of title of such land along with an authenticated copy of Collaboration agreement between such owner and promoter for Development, Marketing & Selling of the Real estate project is enclosed with REP-I.

27 JUL 2026

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **09.07.2031**.
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

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

ATTESTED

M. S. SANGWAN
NOTARY PUBLIC
Panchkula, Haryana

27 JUL 2026