



हरियाणा HARYANA

AB 050301

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

I, Iqbal Kaur W/o Sh. Daljit Singh, D/o Tara Singh R/o 39-40 Arjun Nagar Nanhera (104) Kuldeep Nagar Ambala, Haryana-133004, having Aadhaar No. 9603-7454-8583, being the Authorized Signatory of the promoter, namely **AMBALA HOME LAND DEVELOPERS PRIVATE LIMITED**, of the proposed project "**SERENE CITY**", bearing License No. 67 of 2026, over an area measuring **5.98125** acres situated at Village **Machhonda, Sector 28 Ambala**.

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

- 1) That M/s **AMBALA HOME LAND DEVELOPERS PRIVATE LIMITED**, (Company) (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

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



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- 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 **19.04.2031**.
- 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- 5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
- 6) That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.

Jybal Kaur

Deponent

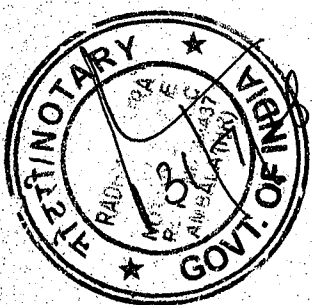
Verification

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 _____.

Jybal Kaur

Deponent



ATTESTED
31/7/28
NOTARY PUBLIC
Distt Ambala (Haryana)