

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 07/05/2026

Certificate No. FAG2026E173



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 151544162



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Infra pvt ltd

H.No/Floor : 0

Sector/Ward : 40

Landmark : Shimla mulana road

City/Village : Panipat

District : Panipat

State : Haryana

Phone : 90*****36



Purpose : Affidavit to be submitted at Panchkula

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. Satpal Chauhan** , S/o Jai Singh Chauhan R/o House No. 935, Urban Estate, Sector 9, Karnal, Haryana – 132001, Holding Aadhaar No 4769-9456-3182 Authorized Signatory of the promoter i.e. **INFRA PVT. LTD.** of the proposed project “**NYRAA HOMES BY NYSA**” an area measuring 6.7552 Acres in the revenue estate of Village Shimla Mulana Sector-40 ,Panipat.

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

1. That M/s **INFRA PVT. LTD** (Company) [hereinafter referred to as the Developer] and (1) INFRA PVT. LTD (2) Sh. Atul S/o Sh. Pritam Prakash (3) Nitesh S/o Sh. Pritam Prakash [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

1



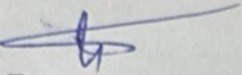
08 MAY 2026

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

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 01-07-2030.
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.



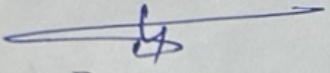
08 MAY 2026


Deponent
हरिपाल चौहान

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
हरिपाल चौहान



Verify that the above was declared
in solemn affirmation before me at
Karnal by the deponent who was
identified by Sh _____


Notary Public, Kamal (India)

08 MAY 2026