

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 29/04/2025

Certificate No. G0292025D2063

GRN No. 131556039

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: U v landbase Private Limited

H.No/Floor : 334

Sector/Ward : 45

LandMark : St angels sr sec school

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 74*****22

Buyer / Second Party Detail

Name : Haryana real estate Regulatory Authority

H.No/Floor : Na

Sector/Ward : 1

LandMark : Mini sect

City/Village: Panchkula

District : Panchkula

State : Haryana

Phone : 74*****22

Purpose : UNDERTAKING CUM AFFIDAVIT FOR REP II

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)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sandeep S/o Sh.Subee Singh promoter of the proposed project Diplomats Green Valley ,Sec-26A,Sonipat,Haryana duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **28.04.2025**;

I U V Landbase Private Limited [promoter of the proposed project/duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That has a legal title to the land on which the development of the project is proposed

Or

Morivi Homes Private Limited have a legal title to the land on which the development of the proposed project is to be carried out

And collaboration agreement is being executed between Morivi Homes Private Limited (Owner of land) and U V Landbase Private Limited (Developer),



a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.
3. That the time period within which the developer U V Landbase Private Limited shall obtain OC is on or before 31.10.2029 and CC on or before 31.12.2029.
4. That seventy per cent of the amounts realised by U V Landbase Private Limited 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 U V Landbase Private Limited in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn U V Landbase Private Limited 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 U V Landbase Private Limited 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 U V Landbase Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That U V Landbase Private Limited has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That U V Landbase Private Limited 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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ day of _____.



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY GURUGRAM (HR.) INDIA

