

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 29/08/2025

Certificate No. E0292025H514



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 138885808



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Arttech residency llp

H.No/Floor : Gf

Sector/Ward : 10

Landmark : Ozone centre

City/Village : Faridabad

District : Faridabad

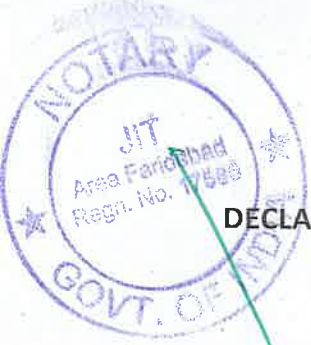
State : Haryana

Phone : 83*****88



Purpose : FORM REP 2 to be submitted at Rera

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-Declar ation

Affidavit cum Declaration of Mr. Manish Yadav Authorized Signatory of M/s Arttech Residency LLP; who is developing an Affordable Plotted Colony over an area measuring 24.36875 Acres namely "Maulshree Greens Phase-2" falling in Village Palwal, Patli Khurd, Alahapur, Sector 6, Palwal, Haryana under License No. 80 of 2026 dated 01.05.2026 (9.36875 Acre) and License No. 57 of 2019 dated 09.03.2019 (15.00 Acre) total area measuring 24.36875 Acres falling in Sector 6, Palwal.

I, Manish Yadav, Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

For ARTTECH RESIDENCY LLP

Authorised Signatory

1. That the promoter has a legal title of land; on which the development of the project is proposed.
2. That the said land is having charged/mortgaged in favor of CSL Finance Limited and Rajasthan Global Securities Private Limited as co-lenders, by way of deposit of title deeds dated 14.07.2025, to secure the loan facility of ₹30 crore sanctioned under the loan agreement dated 26.05.2025.
3. That the time period within which the project shall be completed by the promoter is 30.04.2031.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 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 amount 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.

For ARTTECH RESIDENCY LLP

Authorized Signatory

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 Panchkula on this 12th May, 2026.

For ARTECH RESIDENCY LLP

Deponents
Authorised Signatory



I know the deponent / executant are
no has signed / stamp marked in
my presence

ATTESTED

**Notary Public, Faridabad
(Govt. of India)**

14 MAY 2026