Bond

Indian-Non Judicial Stamp
Haryana Government

Date :02/07/2026

Certificate No. PAB2026G98

GRN No. 154583906

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty :₹ 0
(Rs. Zero Only)

Deponent

Name: Orbit Commercial Pvt ltd
H.No/Floor : Na
City/Village : Panchkula
Phone : 92******29

Sector/Ward :
District : Panchkula

Landmark : Vill chandimandir
State : Haryana

Purpose : AFFIDAVIT **to be submitted at Concern**

FORM 'REP-II'
[See rule 3(3)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amar Prabhu Goyal duly authorized by the promoter of the proposed project namely 'MEDALLION AVENUE' being developed at Village Chandi Mandir, Sector-1, PKUC, District-Panchkula.

I, Amar Prabhu Goyal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s ORBIT COMMERCIAL PRIVATE LIMITED has a legal title to the land on which the development of the project is proposed.
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 31-05-2031.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal isin proportion to the percentage of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 anyapartment, plot or building, as the case may be, on the grounds of sex, caste, creed, religion etc.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material hasbeen concealed by me therefrom.

Verified by me at Panchkula on this 22th day of October, 2026.

Deponent