Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 08/09/2026

Certificate No. G0H2026I1837

GRN No. 158434651

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Sonirealtors Private Limited
H.No/Floor : Palmcity Sector/Ward : 32a Landmark : Nearnoormahalhotel
City/Village : Karnal District : Karnal State : Haryana
Phone : 95******07

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

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

I, Vinay Yadav, S/o Sh. Ram Prasad Yadav, R/o House No. 85, 2nd Floor Block C South City 2 Gurgaon, Haryana 122018 (Aadhaar No.6743-7461-4911), being the Authorized Signatory of the Promoter, M/s Soni Realtors Private Limited (Company), for the proposed project namely "Palm City", proposed to be developed over land measuring 50.412 acres under License No. 52 of 2011, situated at Village Budda Khera Sector 32, Karnal do hereby solemnly affirm and declare as under:

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

1. That the promoter 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 09-06-2028.

Vinay

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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, caste, creed, religion etc.

Vinay
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 _____.

Vinay
Deponent