

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 06/04/2026

Certificate No. G0F2026D5437



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 149906751



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Sonika properties Private Limited

H.No/Floor : 224/sf

Sector/Ward : 54

Landmark : Suncity business tower

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 96*****22



Purpose : Affidavit to be submitted at Concerned office



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. Ravi Kant Kumar duly authorized by the promoter M/s Sonika Properties Pvt. Ltd. of the Project, vide its authorization dated 16.03.2026

I, Ravi Kant Kumar duly authorized by the promoter M/s Sonika Properties Pvt. Ltd of the project do hereby solemnly declare, undertake and state as under:

1. That 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 the Promoter is 17.01.2025.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

For Sonika Properties Pvt. Ltd.

Director/Authorised Signatory

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.

For Sonika Properties Pvt. Ltd.



Director/Authorised Signatory

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 Gurugram on this 08th day of April 2026.

For Sonika Properties Pvt. Ltd.



~~Director~~/Authorised Signatory

Deponent



ATTESTED

Joginder Singh, Advocate & Notary Public
District Court Gurugram (Haryana) India

08 APR 2026