

Affidavit

**Indian-Non Judicial Stamp
Haryana Government**

Date : 07/11/2025

Certificate No. POG2025K190

Stamp Duty Paid : ₹ 101
(Rs Only)

GRN No. 142152421

Penalty : ₹ 0
(Rs Zero Only)

Deponent

Name : Deepak goel
H.No/Floor : Flatno66 Sector/Ward : 5 Landmark : Swastik vihar mansa devi road
City/Village : Panchkula District : Panchkula State : Haryana
Phone : 78*****98

Purpose : Affidavit submitted at Concern

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://eashrya.nic.in>



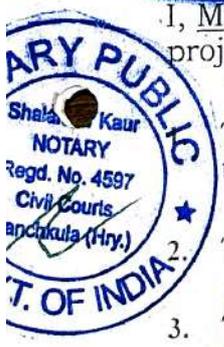
FORM 'REP-II'
[See rule 3(3)]

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. Deepak Goel duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 09.05.2025.

I, Mr. Deepak Goel duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

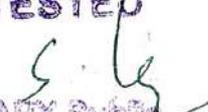


1. That VSH Tech Institutions Pvt Ltd. has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promotor is 27.03.2030.
4. That seventy per cent of the amounts realised by VSH Tech Institutions Pvt Ltd 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.

10 NOV 2025

Auth. Signatory
For VSH Tech Institutions Pvt Ltd.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/ the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 amounts collected for a particular project have been utilised 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.

ATTESTED

NOTARY PUBLIC
 Civil Courts, Panchkula

Deponent

For VSH Tech Institutions Pvt. Ltd.

 Auth. 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 _____ on this _____ day of _____.

NOTARY PUBLIC
 Shalander Kaur
 NOTARY
 Regd. No. 4597
 Civil Courts
 Panchkula (Hry.)
 GOVT. OF INDIA

Deponent

For VSH Tech Institutions Pvt. Ltd.

 Auth. Signatory

10 NOV 2025