

Affidavit



Indian-Non Judicial Stamp  
Haryana Government



Date : 11/09/2025

Certificate No. T0K2025I320



Stamp Duty Paid : ₹ 101

GRN No. 139493095



(Rs. Only)  
Penalty : ₹ 0  
(Rs. Zero Only)

Deponent

Name : Vardaan Buildtech Pvtltd

H.No/Floor : 317

Sector/Ward : X

Landmark : Bhikaji cama place

City/Village : Delhi

District : Delhi

State : Delhi

Phone : 78\*\*\*\*\*28



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)]

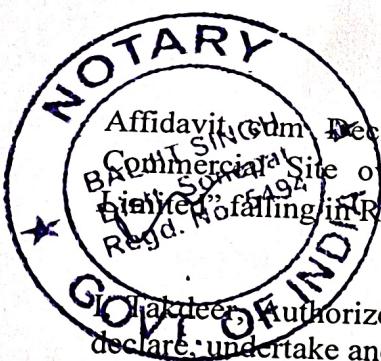
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE  
PROMOTER**

Affidavit-cum-Declaration

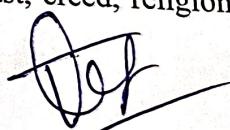
Affidavit cum Declaration of Mr. Takdeer Authorized Signatory who is developing an  
Commercial Site over an area measuring 4.03 Acres namely "Vardaan Buildtech Private  
Limited" Nofalling in Rishika City Centre, Railway Road, Sonipat;  
Regd. No. 101/2014

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

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 free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31.03.2030.



4. That seventy percent of the amounts realized by the Promoter for the real estate project from the Allotees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.



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 Sonipat on this \_\_\_\_\_ 2025.

*ATTESTED*  
*Deputy*  
*NOTARY 11/9/25*  
*Distt. Sonipat*



Deponent