



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL42070042368920T
Certificate Issued Date : 05-Feb-2021 03:36 PM
Account Reference : IMPACC (CR)/ dl822810/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL82281086207332102726T
Purchased by : SONIKA PROPERTIES PRIVATE LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SONIKA PROPERTIES PRIVATE LTD
Second Party : Not Applicable
Stamp Duty Paid By : SONIKA PROPERTIES PRIVATE LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



.....Please write or type below this line.....

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



For Sonika Properties Private Limited

Ravi
Director/ Authorized Signatory

-1-

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sh1estamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration of Mr. Ravi Kant Kumar duly authorized by the promoter of the proposed project, vide its authorization dated 08.06.2020;

I, Ravi Kant Kumar duly authorized by the promoter of the proposed project namely "Rohtak Heights" Residential Group Housing Colony at Sector 36A, Rohtak approved vide DTCP License No. 65 of 2010 dated 21.08.2010 being developed by M/s Sonika Properties Pvt. Ltd., & others, 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

And / Or


M/s Sonika Properties Pvt. Ltd., has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation:- where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

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 28-02-2024.
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.
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.



For Sonika Properties Private Limited


Director/ Authorized Signatory

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 Private Limited



Director / Authorized Signatory

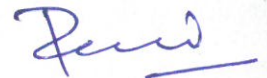
Deponent

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 06th day of February 2021.

For Sonika Properties Private Limited



Director / Authorized Signatory

Deponent



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

09 FEB 2021