

हरियाणा HARYANA

W 176736



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. Devi Charan S/o Shri Paras Ram R/o Ho. No. 498, Sector -17, Faridabad, Haryana duly authorized by the promoter of the proposed project "WONDER WALK", situated in the revenue estate at Village Kheri Kalan, Sector-88, Tehsil & District Faridabad, Haryana;

I, Devi Charan, Director/Authorized Signatory of **M/S SOHA DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 2013, having its office at H- 26, South Extension, Part-1, New Delhi -110048 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an

15 APR 2023

ATTESTED AS IDENTIFIED

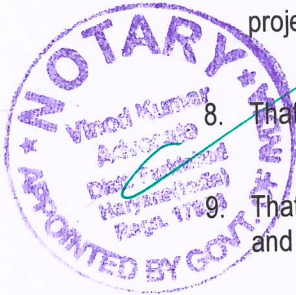
Notary Faridabad (Haryana)

I know the Deponent and He/She/It is/are For Soha Developers Pvt. Ltd.
Signed Print. His/Her Thumb
in My Presence

Director/Auth.signatory

authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 12.04.2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.



For Soha Developers Pvt. Ltd.

J. Chares
Deponent
Director/Auth.signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Faridabad on this 15th day of April, 2023.

For Soha Developers Pvt. Ltd.

J. Chares
Deponent
Director/Auth.signatory

I know the Deponent and He/She
Signed Print. His./Her Thumb
impression in My Presence

ATTESTED AS IDENTIFIED
Notary Faridabad (Haryana)

15 APR 2023