

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 17/10/2025

Certificate No. E0Q2025J223



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 141237408



Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Soha developers pvt ltd

H.No/Floor : B27

Sector/Ward : 81

LandMark : Vipul plaza

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone: 98\*\*\*\*\*10



**Buyer / Second Party Detail**

Name : Hrera

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village: Panchkula

District : Panchkula

State : Haryana

Phone : 98\*\*\*\*\*10

Purpose : AFFIDAVIT CUM DECLARATION

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. Devi Charan S/o Shri Paras Ram duly authorized by the promoter of the proposed Residential Plotted Colony project namely "**ARCONIA CITY**", situated in the revenue estate of village Akbarpur Barota, Sector-35, Tehsil Rai & District Sonapat, Haryana.

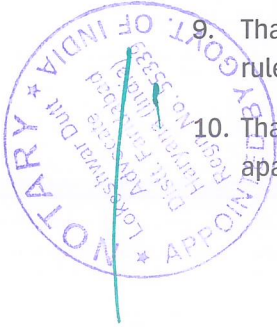
I, Devi Charan, Director/Authorized signatory of **M/s SOHA DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act 2013, having its registered office at HS-16, Kailash Colony, New Delhi-110048 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do 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 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 the promoter is 07.09.2030.

**For Soha Developers Pvt. Ltd.**

*[Signature]*  
**Auth. Signatory**

4. That seventy percent of the amounts raised by the promoter of 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 shall be used only for that purpose.
5. That the amount from the separate account, to cover the cost of the project, shall be withdraw by the promoter in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdraw by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdraw is in proportion to the percentage of completion of the project.
7. That the promoter shall get an account audited within six months after the end of any financial year by the 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 withdraw 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*  
Auth. Signatory

Deponent

#### 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 day 17 October, 2025.

I Know the Deponent and He/She  
Signed Print Name and Thumb  
Impression in My Presence

For Soha Developers Pvt. Ltd.

*J. Chares*  
Auth. Signatory

Deponent

ATTESTED AS IDENTIFIED

*[Signature]*  
Notary, Faridabad (Haryana)

17 OCT 2025