

Affidavit



Indian-Non Judicial Stamp Haryana Government



Date : 13/10/2022

Certificate No. E0M2022J999



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 95373275



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Soha developers pvt ltd

H.No/Floor : H26/ff

Sector/Ward :

Landmark : South extension part 1

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 98*****10



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Hrera panchkula

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrahry.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 R/o Ho. No. 498, Sector -17, Faridabad, Haryana duly authorized by the promoter of the proposed project "ROYAL EMPORIA", 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, 1956, having its office at H-26, First Floor, 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 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.

For Soha Developers Pvt. Ltd

[Signature]
Director

14 OCT 2022



3. That the time period within which the project shall be completed by promoter is 23.06.2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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.

J. Charag
Deponent Director

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 12th day of October 2022.

ATTESTED AS IDENTIFIED

NOTARY. FARIDABAD

For Soha Developers Pvt. Ltd
J. Charag
Deponent Director

14 OCT 2022