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This Non-Judicial Stamp paper forms an integral part of Affidavit cum Declaration (Form REP-II) Project "One 42 Golf Course Road"



FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Suneet Puri S/o Mr. Chaman Lal Puri R/o E-013 Richmond Park, DLF Phase IV, Gurgaon Haryana-122009 duly authorized by the promoter Experion Developers Pvt Ltd vide a resolution of the Board dated February, 22, 2024, for the company's Group Housing Project "One42 Golf Course Road ", on the land parcel admeasuring 3.426 Acres situated in Plot no. GH-1, Sector -42, Urban Estate- II, Tahsil- Wazirabad, Gurugram, Haryana..

I, Suneet Puri duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That the Haryana Shehri Vikas Pradhikaran was allotted the sole name and title (Project Land) of Experion Developers Private Limited, Allotment letter dated 21.12.2023 bearing memo no. ZO002/EO018/UE029/GALOT/0000001411 after that vide a Conveyance Deed dated 16.09.2024, duly executed and registered before the Sub Registrar, Wazirabad, Gurugram, Haryana, as Vasika No. 12040, dated 16.09.2024. **Copy of Allotment Letter and Conveyance Deed Attached.**
2. That the said land is mortgaged under DBS Bank India Limited only for security purpose receivable of project shall not use in repayment of loan.
3. That the time period within which the project shall be completed by [me/promoter] is 30/09/2034, Occupancy Certificate will be received before 30/11/2034 and project will receive the completion certificate before 31/12/2034.
4. That seventy per cent of the amounts realized by [me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 [I/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/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.

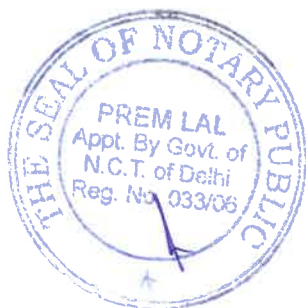

 Deponent

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 Gurugram on this 22/12/2025.


 Deponent



PREM LAL
 Notary Public
 Chamber No..118, Patiala Hous
 New Delhi-110001
 Ph. : 9818017970

