

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 29/08/2025

Certificate No. G0292025H4290



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 138888984



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Trident Hills Private limited

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 95*****43



Purpose : AFFIDAVIT to be submitted at Concerned office

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 **KANWAL PREET SINGH BABBER** S/o Sh. Randhir Singh Babber R/o H.No. 1172, Aryan Enclave, Sector-51B, Chandigarh 160047 Having Aadhar No. 9610 7782 2394 Authorized Signatory of the promoter i.e. TRIDENT HILLS PRIVATE LIMITED (COMPANY) of the proposed project "TRIDENT HILLS 3" an area measuring 29.4566 Acres falling in the revenue estate of Islam Nagar, Sector-3, 4 and 4A, Pinjore Kalka urban Complex, Distt. Panchkula.

For Trident Hills Private Ltd.
(Formerly known as IREO FIVERIVER Pvt. Ltd.)

(Authorized Signatory)

I, Kanwal Singh Preet Babbar do hereby solemnly declare, undertake and state as under:

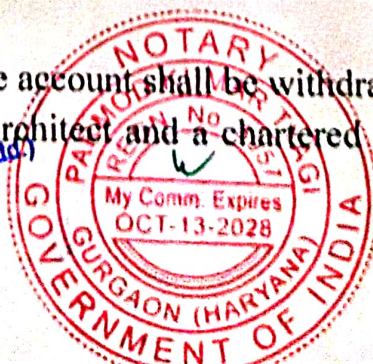
1. That Swapn Ghar Propbuild Private Limited, Mogul Conbuild Private Limited, Veld Propbuild Private Limited, Ascent Township Private Limited, Iris Propbuild Private Limited, Era Propbuild Private Limited, Prong Propbuild Private Limited, Magnolia Propbuild Private Limited, Soul Mates Propbuild Private Limited, Magma Conbuild Private Limited, Trident Hills Private Limited, Tejinder Singh and Narender Singh have 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 details of encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land are set out in Annexure A to this Affidavit.
3. That the time period within which the project shall be completed by promoter is on or before 31.12.2029.
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

For Trident Hills Private Ltd.
(Formerly known as IREQ FIVERIVER Pvt. Ltd.)

(Authorized Signatory)



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 utilized 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 (if any) 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, caste, 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 _____ on this _____ day of _____.

For Trident Hills Private Ltd.
(Formerly known as IREO FIVERIVER Pvt. Ltd.)

(Authorized Signatory)
Deponent



ATTESTED

PARMOD KUMAR TYAGI
Advocate & Notary Public
Government of India
Gurgaon, Haryana (INDIA)
My Commission Expires Oct-13-2028

30 AUG 2025

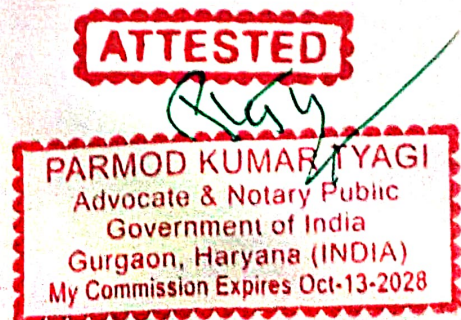
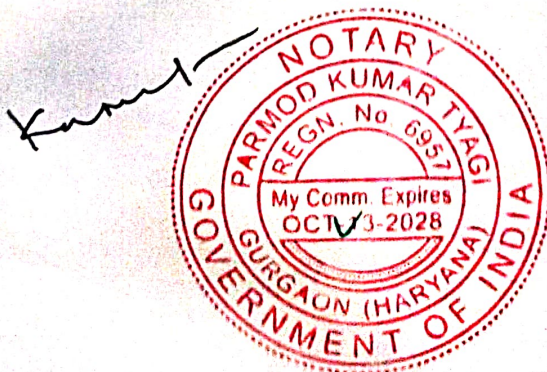
Annexure -A

I. Litigation

Nature of Litigation	Forum	Case Title	Case No.	Subject Matter
Civil Suit	District Court, Kalka	Babu Ram V M/s Trident Hills Pvt Ltd	CS/223/2025	This is a frivolous Civil Suit and till date there is no injunction/stay in the concerned matter.
Civil Suit	District Court, Kalka	Gurcharan V/s Trident Realty	CS/161/2022	This is a frivolous Civil Suit filed in May 2022 and till date there is no injunction/stay in the concerned matter. Further trial court proceedings have been stayed by the Punjab & Haryana High Court till 29.01.2026.

II. Financial Encumbrance

Type of encumbrance	Mortgagee	Amount
Mortgage	Kotak Mahindra Bank Limited	Rs. 50, 00,00,000/-



30 AUG 2025