Bond

Indian-Non Judicial Stamp
Haryana Government

Date : 15/07/2026

Certificate No. G0O2026G528

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 155692111

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Receptive Buildwell Llp

H.No/Floor : 609/6th Sector/Ward : Na Landmark : Time tower m g road

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 96******04

Purpose : GENERAL AGREEMENT to be submitted at Others

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. Abhishek Gupta Authorised Signatory of M/s Receptive Buildwell LLP having its registered office situated at 812, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi- 110085 and the corporate office situated at 609, 6th Floor, Time Tower, MG Road, Gurugram, Haryana-122001 promoter of the proposed project named **"VISTA CENTRE"** duly authorized by the designated partners of M/s Receptive Buildwell LLP of the proposed project, vide its/his/their authorization/Board Resolution dated **17.12.2024**;

I, Abhishek Gupta, Authorised Signatory of M/s Receptive Buildwell LLP [promoter of the proposed project/duly Authorised by the promoter of the Proposed Project] do hereby solemnly declare, undertake and state as under:

1. That M/s Receptive Buildwell LLP have a legal title through Sale Deed (Vasika No. 4997 dated 24/12/2020) 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 for development of the real estate project is enclosed herewith.

Receptive Buildwell LLP

Rajender S. Punia GURUGRAM Regn. No. 3999 GOVT. OF INDIA

2. That we hereby confirm that the aforesaid Project Land is encumbered and mortgaged in favour of Karnataka Bank Limited as security for the financial facilities and various bank guarantees availed by the Promoter, for which the Project Land has been provided as collateral security. Various charges in relation thereto have been duly created and registered with the Registrar of Companies and/or other competent authorities. The particulars of such registered charges are detailed hereinbelow:

S.No.	Charge Identification Number	Date of Creation	Amount (in Rs.)	In Favor of
1.	101194363	21.11.2025	3,76,00,000/-	Karnataka Bank Limited
2.	101186816	12.11.2025	30,00,00,000/-	Karnataka Bank Limited
3.	101163350	11.09.2025	1,49,26,461/-	Karnataka Bank Limited
4.	101053890	18.02.2025	86,52,750/-	Karnataka Bank Limited
5.	100625697	19.04.2025	29,60,000/-	Karnataka Bank Limited

1. That the time period for obtaining the Occupation Certificate of the Project is up to 30.09.2032, and the time period for completion of the Project and obtaining the Completion Certificate from the competent authority is up to 31.12.2032.

2. 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.

3. 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.

4. 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.

5. 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.

6. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.

7. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

8. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, unit, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

ATTESTED
MAHENDER S. PUNIA
Advocate & Notary
Distt. Gurugram (Haryana), India

Deponent

Verification

The contents of the above Affidavit-cum-Declaration are true and correct to my knowledge and belief, and nothing material has been concealed therefrom. Verified by me at Gurugram on this 19th day of August.

ATTESTED
MAHENDER S. PUNIA
Notary
Distt. Gurugram (Haryana), India

NOTARY
Mahender S. Punia
GURUGRAM
Regd. No. 1999
GOVT. OF INDIA

19 AUG 2026

Deponent

ATTESTED
MAHENDER S. PUNIA
Notary
Distt. Gurugram (Haryana), India