



manoj sharma
s/o sushil



FORM 'REP-II'

I, Manoj Sharma (Aadhar No. 7408 4473 5520) S/o Sushil Sharma R/o H. No. 2510/1, Street Karkhane Wali, Kirti Nagar, Begu Road, Near Children High School, Sirsa, Haryana-125055 duly authorized by M/S Worldwide Resorts And Entertainment Private Limited Vide board resolution dated 30.07.2026 for registration of Project titled as 'M9 Square' Commercial Complex over land admeasuring 0.2180 Acres situated in the revenue estate of Village Bans Haria, Sector M-9 Manesar, Sub Tehsil Harsaru, District Gurugram, Haryana do Solemnly affirm and declare as under:

1. That M/s Worldwide Resorts And Entertainment Private Limited has entered into a Joint Development Agreement dated 22.11.2021 with Emaar India Limited and 23 landowning companies, bearing Document No. 6965, Registered Year 2021-2022, Book No. 01, duly registered on 13.12.2021 before the office of the Sub-Registrar, Harsaru, for the development of an Industrial Plotted Colony over land admeasuring 118.15 acres, situated in the revenue estate of Village Bans Haria and Bans Khusla, Sectors M-9, M-10, M-13 and M-14, Manesar, District Gurugram, Haryana (hereinafter referred to as the 'JDA Land'). The landowners have good, valid and marketable title to the JDA Land. The present Commercial Colony/Commercial Complex, proposed to be developed under the name and style 'M9 Square', is situated on land admeasuring 0.22 acres forming part of the JDA Land, situated in the revenue estate of Village Bans Haria, Sector M-9, Manesar, Sub Tehsil Harsaru, District Gurugram, Haryana, and is being developed pursuant to and in accordance with the said Joint Development Agreement.
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 (Occupation Certificate) is **31.08.2029**.
4. That 70% (seventy percent) of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

That the promoter shall get the accounts audited within (06) 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 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.



Deponent

VERIFICATION

Verified at Gurugram, Haryana on 24th August 2026 that the contents of the above Affidavit cum Declaration are true and correct to the best of my knowledge and nothing material has been concealed therefrom.



Deponent



ATTESTED

MANOJ KUMAR ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

24 AUG 2026