

Bond		 Indian-Non Judicial Stamp Haryana Government 		Date : 26/08/2026
Certificate No.	G0Z2026H2309		Stamp Duty Paid : ₹ 101	
GRN No.	157720769		(Rs. Only)	
			Penalty : ₹ 0	
			(Rs. Zero Only)	
Deponent				
Name :	Ashiana landcraft realty Pvt ltd			
H.No/Floor : 0	Sector/Ward : 88a	Landmark : Village harsaru		
City/Village : Gurugram	District : Gurugram	State : Haryana		
Phone : 88*****33				
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 Mr. Sandip Kumar Pandit duly authorized by the promoter, Ashiana Landcraft Realty Pvt. Ltd., of the proposed project "Cocoa County Phase 04", vide its Board Resolution dated 06.04.2026 ;

I, Sandip Kumar Pandit, duly authorized by the promoter, Ashiana Landcraft Realty Pvt. Ltd., of the proposed project "Cocoa County Phase 04", do hereby solemnly declare, undertake and state as under:

1. Brock Developers Private Limited and Perfect Megastructure Private Limited 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.
2. That details of encumbrances are as under, including details of any rights, title, interest, dues, litigation and name of any party in or over such land:

IndusInd Bank Limited, vide Sanction Letter dated 31.12.2025, has sanctioned credit facilities aggregating to ₹650 Crore to Ashiana Landcraft Realty Private Limited. In connection with the said credit facilities, a first ranking exclusive equitable mortgage has been created over land admeasuring 7.906 acres and 10.10 acres situated in Sector 88A, Village Harşaru, Gurugram, and a first charge has also been created over the development rights of the project "Cocoa County" in respect of the aforesaid land, in favour of IDBI Trusteeship Services Limited, acting as Security Trustee.

3. That the time period within which the project shall be completed by promoter is 31.12.2032.
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 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.

For Ashiana Landcraft Realty Pvt. Ltd.
Authorised Signatory
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 1st day of September, 2026.

For Ashiana Landcraft Realty Pvt. Ltd.
Authorised Signatory
Deponent