

Bond

Indian-Non Judicial Stamp
Haryana Government

Date :26/05/2022

Certificate No. G0Z2022E3326



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 90821723



Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Experion Developers Pvt Ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 95*****54



Purpose : AFFIDAVIT to be submitted at Concerned office



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

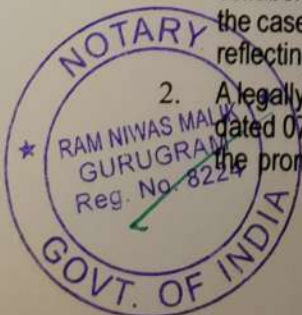
Affidavit cum Declaration of **Mr Suneet Puri** duly authorized by the promoter i.e. Experion Developers Pvt. Ltd. of the proposed project i.e. Westerlies Phase - 1, vide its/his/their authorization dated **05-07-2017**;

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

1. That Experion Real Estate Developers Pvt. Ltd, Experion Reality Pvt. Ltd., Avighna Buildwell Pvt. Ltd., Brahma Buildwell Pvt. Ltd., Marcon Developers Pvt. Ltd., Moksha Buildtech Pvt. Ltd., Premier Infra Developers Pvt. Ltd., Sumel Buildtech Pvt. Ltd., Sumel Projects Pvt. Ltd., Sumel Developers Pvt. Ltd., and Sophia Constructions Ltd. ("**land owning companies**") have a legal title to the land on which the development of the project is proposed to be carried out.

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. A legally valid Collaboration Agreements dated 31.10.2012 and 21.08.2014 registered vide vasika nos. 18858 dated 07.11.2012 and 12638 dated 21.08.2014 has been executed between the land owning companies and the promoter vesting the promoter with the complete power and authority to develop a residential plotted



colony on the lands ad-measuring 100.48125 acres situated in Village Dharampur, Tehsil Kadipur & District Gurugram, Haryana ("Project Lands").

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by promoter is **31.03.2024**.
5. 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.
6. 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.
7. 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.
8. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That the promoter shall take all the pending approvals on time, from the competent authorities.
10. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. 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.



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 **Gurgaon** on this **25th** day of **May 2022**.



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

27 MAY 2022