






Bond		Indian-Non Judicial Stamp Haryana Government		Date :13/03/2024
Certificate No. GOM2024C3759			Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>	
GRN No. 114054901			Penalty : ₹ 0 <small>(Rs. Zero Only)</small>	
<u>Deponent</u>				
Name: Krishan Kumar	Sector/Ward : 65	Landmark : World mark tower 1		
H.No/Floor : 00	District : Gurugram	State : Haryana		
City/Village : Gurugram				
Phone : 80*****91				
Purpose : Affidavit to be submitted at Concerned department				

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**

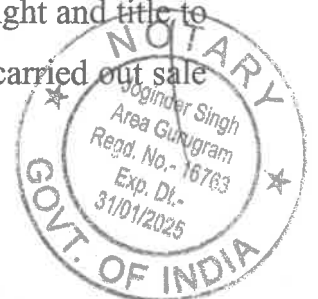
Affidavit cum Declaration

Affidavit cum Declaration of Krishan Kumar S/o Mr Kashi Ram R/o L202, Tower-L, Pioneer Park, Sector-61, Golf Course Road, Gurugram- 122005 duly authorized by the promoter Whiteland Corporation Pvt. Ltd, having its corporate office at World Mark Tower 1, Maidawas Rd, Sector 65, Gurugram, Haryana 122001 (hereinafter referred as "Company") vide its/his/their authorization dated 07/12/2023; do hereby solemnly declare, undertake and state as under:

1. That Whiteland Corporation Private Limited have a legal right and title to the land on which the development of the project is being carried out sale

Whiteland Corporation Private Limited

Director / Authorised Signatory

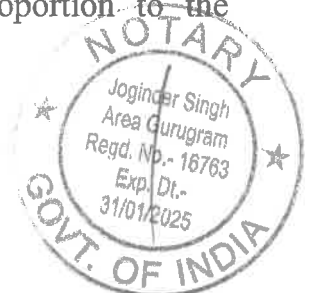


deed registration no 2627 dated 30/05/2023 & 4246 dated 28/06/2023 enclosed herewith and joint development agreement was executed on 28/07/2022 for area admeasuring 0.375 acres.

2. That the company has acquired license bearing no.172 of 2023 dated 25/08/2023 from the DTCP for proposed Group Housing Colony – “Aspen One” over an area of 2.3159 Acres situated in the revenue estate of village Kherki Daula, Sector-76, Gurugram, Haryana
3. That there are no encumbrances over such land except the lien created in favor of CSL Finance Ltd for financing the ongoing project.
4. That the period within which the project shall be completed by the Promoter is 30.06.2031, commencing from the date of grant of registration. The due date of receiving of occupancy certificate is 30/03/2031 and completion certificate is 30/06/2031.
5. That seventy per cent of the amounts realized by the promoter for “ASPEN ONE” 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 (777705775181), 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 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.

Whiteland Corporation Private Limited

Director / Authorised Signatory



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 utilized 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 draft 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.

Whiteland Corporation Private Limited

Director / 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 13th March, 2024. Whiteland Corporation Private Limited

Director / Authorised Signatory

Deponent



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Teh. Wazirabad, Distt. Gurugram (Hr.)

14 MAR 2024