






Bond		Indian-Non Judicial Stamp Haryana Government		Date :24/05/2024
Certificate No. G0X2024E822				Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No. 116990443				Penalty : ₹ 0 (Rs. Zero Only)
<u>Deponent</u>				
Name: Whiteland corporation Private limited				
H.No/Floor : 1001	Sector/Ward : 65	Landmark : World mark tower 1		
City/Village : Gurugram	District : Gurugram	State : Haryana		
Phone : 80*****91				
Purpose : Affidavit Cum Undertaking to be submitted at Concerned office				

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr 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 15/01/2024;

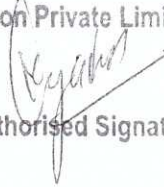
The proposed mix land use colony- 'Urban Resort' situated in 1.961 Acre (Phase-1 as per Site plan) out of total licensed area of 9.58125 Acres situated in the revenue estate of village Dhanwapur, Sector-103, Gurugram, Haryana.

I, Mr Krishan Kumar duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That the promoter Whiteland Corporation Pvt. Ltd, having its corporate office at World Mark Tower 1, 1, Maidawas Rd, Sector 65, Gurugram, Haryana 122001 have a legal title (Sale Deed, registration no. 7291 dated 20/09/2023) to the land on which the development of the project is proposed Total licensed Area is 9.58125 Acres (License No. 263 of 2023 dated 12/12/2023).
2. That the said land is free from all encumbrances.



Whiteland Corporation Private Limited


Authorised Signatory

3. That the time period within which the project shall be completed by [me/promoter] is 30/06/2031 Occupancy Certificate will receive on before 30/09/2031 and project will receive the completion certificate on before 31/12/2031.
4. 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.
5. That the amounts from the separate account (777705770692), to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. 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.
7. 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.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/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

[Signature]
Authorised Signatory

Deponent

Verification

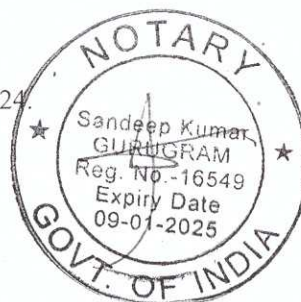
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Whiteland Corporation Private Limited

[Signature]
Authorised Signatory

Deponent

Verified by me at Gurugram on this 24/05/2024



ATTESTED

[Signature]
SANDEEP KUMAR, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

24 MAY 2024