

Bond



Indian-Non Judicial Stamp Haryana Government



Date : 18/03/2024

Certificate No. GOR2024C4981



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 114280173



Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Whiteland corporation pvt ltd

H.No/Floor : 00

Sector/Ward : 65

Landmark : World mark tower 1

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 80*****91



Purpose : Undertaking to be submitted at Concerned office

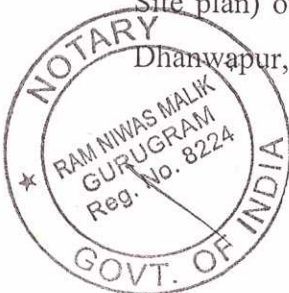
FORM 'REP-II'

[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 Worldmark 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 Phase-3' situated in 2.832 Acre (Phase-3 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.



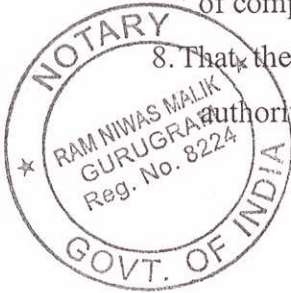
Whiteland Corporation Private Limited

Authorised Signatory

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, Maidawas Rd, Sector 65, Gurugram, Haryana 122001 have a legal title (Sale Deed, registration no. 7291 dated 20/09/2023) 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.
3. That the period within which the project shall be completed by the 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 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 from 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. Certified & Attested to be true of the Original



Whiteland Corporation Private Limited

Authorised Signatory

R.N. MALIK, ADVOCATE
NOTARY, GURUGRAM, HARYANA

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.

Whiteland Corporation Private Limited

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 27/05/2024.

Whiteland Corporation Private Limited

Authorised Signatory

Deponent



27 MAY 2024

ATTESTED

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