

Affidavit		 <b>Indian-Non Judicial Stamp Haryana Government</b> 		Date : 11/02/2025
Certificate No.	G0K2025B3677		Stamp Duty Paid : ₹ 101	
GRN No.	127997805		(Rs. Only)	
			Penalty :	₹ 0
			(Rs. Zero Only)	
<b><u>Deponent</u></b>				
Name :	Wal developments Private limited			
H.No/Floor :	27	Sector/Ward :	66	Landmark :
City/Village :	Badshahpur	District :	Gurugram	State :
Phone :	92*****50			
				
Purpose : AFFIDAVIT to be submitted at Rera				

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)]

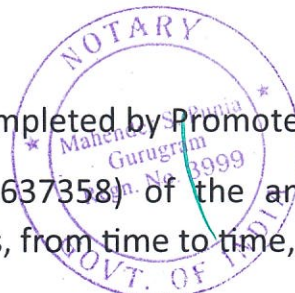
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

#### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vikram Singh S/o Gurucharan Singh R/o W3-63, Wellington Estate DLF Phase-5, Gurugram, Authorised Signatory of M/s Wal Developments Pvt. Ltd. ("PROMOTER"), duly authorised by the Promoter of the proposed project, vide its authorization/ Board Resolution dated 01/05/2024.

I, Vikram Singh, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1.) That the Promoter have a legal title to the land admeasuring 4.575 acres situated at Village- Dhorka, Sector-92, Gurugram on which the development of the project is proposed.
- 2.) That the said land is free from all encumbrances.
- 3.) That the time period within the project shall be completed by Promoter is 09/07/2029.
- 4.) That seventy percent (70%) (A/c No-57500001637358) of the amount 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

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 utilised 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 have/has furnished such other documents as have been prescribed by Act 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.



Deponent

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

Date: 11/02/2024

Place: Gurugram



Deponent



ATTESTED

MAHENDER S. PUNIA  
ADVOCATE & NOTARY  
Distt. Gurugram (Haryana) India

11 FEB 2025