






Bond		 Indian-Non Judicial Stamp Haryana Government 		Date : 18/03/2025
Certificate No.	G0R2025C2991		Stamp Duty Paid : ₹ 101	
GRN No.	129553426		(Rs. Only) Penalty : ₹ 0 (Rs. Zero Only)	
<u>Deponent</u>				
Name :	Surepass infra llp			
H.No/Floor :	00	Sector/Ward :	00	Landmark : 00
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone :	80*****91			
				
Purpose : Declaration to be submitted at Concerned office				

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

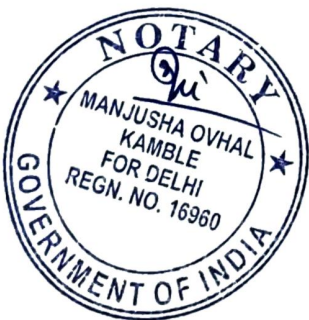
DECLARATION

I Yashank Wason, Designated Partner of **SUREPASS INFRA LLP** ("LLP") (LLPIN: ACB 1212, PAN No.: AEZFS8401C), a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008 being duly authorized by a Resolution of the Board dated 28-03-2025 of the Designated Partners to execute these presents, state on solemn affirmation as under:

- I say that pursuant to Two (2) Development Agreements, both dated 22.08.2024, registered with the Office of Sub – Registrar of Assurances at Rai as document bearing no 2691 and 2692 (**Development Agreements**) the LLP has granted development rights in respect of the property situated at Village Jakhauli admeasuring 124 Kanal – 7 Marla (i.e., approx. 15.54375 acres), Tehsil Rai, District Sonipat, Haryana and land admeasuring 31 Kanal 7 Marla i.e., 3.91875 acres situated at Village Aterna, Tehsil Rai, Sonipat, Haryana, unto and in favour of **SOUTH WEST BLISS PRIVATE LIMITED** ("**Developer**"), a Company incorporated and registered under the provisions of the Companies Act, having its office at Level 6, Wing B, Two Horizon Centre, Golf Course Road, DLF 5, Sector 43, Gurgaon – 122002 at and for the consideration and on the terms and conditions therein contained. As consideration receivable by the LLP from the Developer, the LLP has to receive Monetary Consideration as set out in the Development Agreements along with the following Commercial Plot Area Entitlement (*hereinafter defined*) and Residential Plot Area Entitlement (*hereinafter defined*) (collectively **Plot Area Entitlement**) in the Project from the Developer.

NOTED & REGISTERED
AT SR. NO. 31/2025

- Commercial Plot admeasuring 2242 sq meters, equivalent to 2681 square yards, as shown in purple color in the plan annexed herewith (**Commercial Plot Area Entitlement**).
- Residential Plots collectively admeasuring, 2257.97 sq meters equivalent to 2700.53 square yards in aggregate as shown in dark blue color in the plan annexed herewith (**Residential Plot Area Entitlement**) comprising of the following plots:



Yashank

S. No.	Plot No.	Area (Sq. M.)	Area (Sq. Yd.)
1	18	133.58	159.76
2	19	112.50	134.55
3	20	112.50	134.55
4	43	85.80	102.62
5	80	126.18	150.91
6	81	126.18	150.91
7	82	126.18	150.91
8	83	126.18	150.91
9	84	126.18	150.91
10	214	126.00	150.70
11	215	126.00	150.70
12	216	126.00	150.70
13	217	149.71	179.05
14	218	148.39	177.47
15	219	147.07	175.89
16	246D	139.24	166.53
17	247	110.14	131.73
18	248	110.14	131.73
Total	18	2,257.97	2,700.53

2. I, on behalf of the LLP, confirm that on signing of Agreement for Sale relating to the aforesaid Plot Area Entitlement from the Developer, the obligation of the Developer regarding Plot Area Entitlement under the Development Agreements shall stand completed and the Developer shall stand completely discharged under the aforesaid Development Agreements regarding Plot Area Entitlement.
3. I, on behalf of the LLP further confirm that for the above mentioned Plot Area Entitlement, the LLP or any subsequent buyer/allottee, shall construct/develop only after obtaining necessary plot wise construction approvals. I further confirm that such construction approvals shall not entail any alternation /modification to the approved project lay out or zoning plan. I further confirm that while allotting/selling the commercial plot or part thereof, we shall obtain a separate RERA registration, if required under applicable laws.
4. The LLP is making this Declaration through myself to be uploaded on the RERA Website and whatever is stated hereinabove is true to my knowledge and belief.

Yashant
Deponent

Verification

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

Verified by me at Gurugram on this 28th day of March, 2025

ATTESTED
Manjusha
MANJUSHA OVHAL KAMBLE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA



Yashant
Deponent

28 MAR 2025

Plan indicating the Plot Area Entitlement

LEGEND

1.	18m & 15m wide road	
2.	Land owner Commercial Plot	
3.	Land owner Residential Plots	

The site plan shows a large rectangular plot with overall dimensions of 149.750m by 181.050m. A central vertical strip is colored green, representing an 18m wide road. The surrounding areas are colored blue, representing land owner commercial plots. The plan includes numerous dimensions, bearings, and area calculations. A legend in the top left corner defines the colors: green for 18m & 15m wide road, and blue for land owner commercial plots. The plan also shows a large area labeled 'VALUABLE REMAINS' and a 'PROPOSED DEVELOPMENT' area. The overall dimensions of the plot are 149.750m by 181.050m.

Taskang



SUREPASS INFRA LLP

LLP NO. ACB-1212

SHOP NO. 96, K-1, EXTN. MOHAN GARDEN, UTTAM NAGAR, WEST DELHI, DELHI 110059

RESOLUTION PASSED BY THE PARTNERS OF SUREPASS INFRA LLP ON 28-03-2025

RESOLVED THAT Mr. Yashank Wason be and is hereby authorized to sign the declaration in connection with the Development Agreement executed with South West Bliss Private Limited, on behalf of the LLP, and to do all such acts, deeds, and things as may be necessary in this regard.

FURTHER RESOLVED THAT any documents executed and actions taken by Mr. Yashank Wason in this connection shall be deemed to have been duly authorized by the LLP.

SUREPASS INFRA LLP

Designated Partners's

SUREPASS INFRA LLP

Designated Partners's

