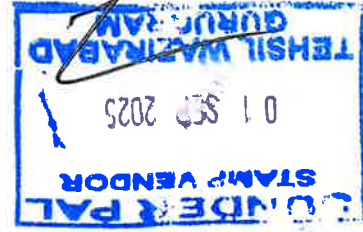


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Pioneer Urban Land & Infrastructure Ltd.
R. K. Bohra



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. Rakesh Bohra duly authorized by the board of directors of the company vide Board Resolution dated 13th August, 2025 at 10:30 AM of **M/s Pioneer Urban Land & Infrastructure Ltd.** of the proposed project Commercial Colony over total area of 6.99025 Acres namely "ALURA" falling in Sector 62, Vill- Ghatta, District-Gurugram.

I, Rakesh Bohra [promoter of the proposed project/duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That the promoter M/s Pioneer Urban Land & Infrastructure Ltd has legal title to the land on which the development of the project is proposed.
2. 10% permissible saleable area, admeasuring 17350 Sq. Mtrs or 2.45 acres of the said commercial colony in lieu of submission of bank guarantee against External Development Charges with reference to License no. 239 of 2007 dated 25.10.2007 has been mortgaged to Directorate, Town and Country Planning, Haryana. Details of land mortgaged is as below

Village	Rect. No.	Killa No.	Area (K-M)
Ghata	56	5 min	4-18
		6 min	5-4
	57	1min	7-8
		10/1 min	2-0
		10/3 min	0-2
		Total	19-12
			Or 2.45 acres / 17350 Sq. Mtrs

For Pioneer Urban Land & Infrastructure Ltd.

Rakesh Bohra

Authorised Signatory



3. That the time period within which the promoter shall obtain OC is on or before 7th July, 2033 and the time period within which promoter shall obtain CC is on or before 1st Jan, 2034.
4. That seventy per cent of the amounts realised by [me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

For Pioneer Urban Land & Infrastructure Ltd.


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.

For Pioneer Urban Land & Infrastructure Ltd.

Verified by me at Gurugram on the 30th Aug, 2025.




Authorised Signatory
Deponent

ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Teh Wazirabad, Distt. Gurugram (Hr.)
01 SEP 2025