Bond

Indian-Non Judicial Stamp
Haryana Government

Date : 12/05/2025

Certificate No. G0L2025E205

GRN No. 132041638

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Whiteland corporation Private limited
H.No/Floor : Na Sector/Ward : 65 Landmark : Wordmark tower 1
City/Village : Gurugram District : Gurugram State : Haryana
Phone : 98******11

Purpose : AFFIDAVIT to be submitted at Others

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. Deepak Pant duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under duly authorised by resolution dated 04.04.2025:

NOTARY
RAM NIWAS
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

1. That the promoter Whiteland Corporation Pvt. Ltd. have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land for development of the real estate project is enclosed herewith.

2. The project land has been mortgaged with CSL Finance Limited. The loan has been apportioned based on the Floor Area Ratio (FAR) of the project; however, in the case of **Urban Resort Phase 3**, the loan burden has not been considered, as this phase comprises non-saleable area. Non-encumbrance certificate has been submitted.

3. That the time period within which the project shall be completed by the promoter is 31.03.2032 and the Occupation Certificate of the Project shall be obtained by the Promoter by **31.12.2031.**

4. That seventy per cent of the amounts realized by promoter or the real estate project from the Allottees, from time to time, shall be deposited in a separate bank account (777705770698 ICICI Bank) 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.

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.

NOTARY
RAM NIWAS
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

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 12 day of MAY, 2025.

Deponent

NOTARY
RAM NIWAS
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA
12 MAY 2025