Tej Prakash Bansal S/o Raj Kumar

SPECIAL ADHESIVE

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83583

Sr. No.

27 NOV 2024

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. Tej Prakash Bansal S/o Raj Kumar R/o Flat No. 304, Tower No. S-1, Raheja Atlantis, Sector 31, Gurgaon, Haryana 122001 (Aadhar No. 9945 5604 1569) duly authorized by the Promoter (M/s Worldwide Resorts And Entertainment Private Limited) vide Board Resolution dated 23.11.2024 of the proposed project Industrial Plotted Colony over an area of 0.8930 acres titled as "THE GOLDEN RESIDENCES" situated in the revenue estate of village Bans Haria and Bans Khusla, Sector M-9, M-10, M-13 & M-14 of Manesar, District Gurugram, Haryana.

I, Manoj Sharma, duly authorized by the promoter of the proposed project (M/s Worldwide Resorts And Entertainment Private Limited) do hereby solemnly declare, undertake and state as under:

1. That M/s Worldwide Resorts And Entertainment Private Limited have a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

   Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter (Occupation Certificate) is 15th June 2026.
4. That seventy percent of the amounts realized by [me/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.

NOTARY Mahender S. Punia Gurugram Regn. No. 3999 GOVT. OF INDIA

For Worldwide Resorts And Entertainment Pvt. Ltd.

Director/Auth. Signatory

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 Worldwide Resorts And Entertainment Pvt. Ltd.

Director/Auth. Signatory

Deponent

VERIFICATION

Verified at Gurugram, Haryana on 27th November, 2024 that the contents of the above Affidavit cum Declaration are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

For Worldwide Resorts And Entertainment Pvt. Ltd.

Director/Auth. Signatory

Deponent

ATTESTED

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

NOTARY
Mahender S. Punia
Gurugram
Regn. No. 3999
GOVT. OF INDIA

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