

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 20/05/2026

Certificate No. G0T2026E361



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 152110141



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Oberoi Realty Limited

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 80*****30



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'

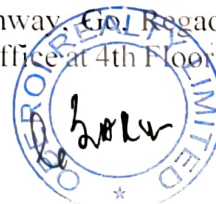
[See rule 3(3)]

Affidavit cum Declaration



Affidavit cum Declaration of Mr. Gautam Sarin S/o Kamal Kishore Sarin R/o Catarpuri Alias Daulatpur Nasirabad, Catarpuri, Farrukhnagar, Gurgaon, Haryana-122017, being the Authorized Signatory of OBEROI REALTY LIMITED [(CIN No. L45200MH1998PLC114818) (PAN No. AABCK0235H)], a company existing under the Companies Act, 2013 and having its registered office at Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off W.E. Highway, Go, Regaon (E), Mumbai City, Mumbai, Maharashtra, India, 400063 and Business office at 4th Floor, One Horizon Center, Golf Course Rd, Horizon Colony, Sector 43, Gurugram, Haryana 122009, do hereby solemnly declare, undertake and state as under:-

That I am the Authorized Signatory of OBEROI REALTY LIMITED [(CIN No. L45200MH1998PLC114818) (PAN No. AABCK0235H)], a company existing under the Companies Act, 2013 and having its registered office at Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off W.E. Highway, Go, Regaon (E), Mumbai City, Mumbai, Maharashtra, India, 400063 and Business office at 4th Floor, One Horizon Center,

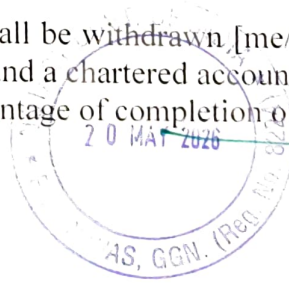


Golf Course Rd, Horizon Colony, Sector 43, Gurugram, Haryana 122009. I have been duly authorized to act and represent the Company by virtue of a Board Resolution dated 11th March, 2026.

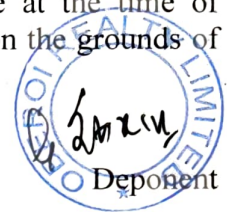
That OBEROI REALTY LIMITED is the promoter and developer of the Proposed Mix Land use Colony project namely "**Three Sixty North Tower B**" situated in the Revenue Estate of village Ghata, Sector-58, Gurugram, Haryana over an area Admeasuring 0.5143 acres.

I, Gautam Sarin duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. The Promoter is the absolute owner and Promoter of the contiguous parcel of land measuring Approx. 59,956.20 square meters (14.816 acres), situated in the revenue estate of Ghata, Tehsil Wazirabad, Sector 58, Gurugram-Manesar Urban Complex, District Gurugram, Haryana ("**Project Lands**") vide sale deed dated 7 May 2024 registered as document number 2526 at the office of the Sub-Registrar, Wazirabad. The Directorate of Town and Country Planning, Haryana ("DTCP") had issued License Nos. 63 of 2009, 107 of 2010 and 60 of 2012 (collectively, the "Said Licenses") in favour of Commander Realtors Private Limited and others for development of a residential colony, inter alia, over the licensed land. Thereafter, vide order dated 5 December 2024, DTCP transferred land admeasuring 14.816 acres (the "Licensed Land") from the Said Licenses in favour of the Promoter, comprising 0.3375 acre out of License No. 63 of 2009, 14.253125 acres out of License No. 107 of 2010 and 0.225 acre out of License No. 60 of 2012, for the purpose of development of a residential plotted colony, and vide this order dated 05.12.2024 bearing Memo no. LC-5281-III/JE(RK)/2024 the promoter becomes the Licensee and the developers of the said project. Subsequently, DTCP issued Development License No. 69 of 2025 dated 12 May 2025 in favour of Commander Realtors Private Limited for development of a mixed land use colony comprising 95% residential and 5% commercial over the Licensed Land under the Transit-Oriented Development (TOD) Policy dated 9 February 2016. Thereafter, vide order dated 17 June 2025, DTCP approved the change of developer in favour of the Promoter. **Copies of order dated 5th Dec 2024, license no. 69 of 2025 and order dated 17th June 2025 along with sale deed are annexed herewith for ready reference.**
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/promoter] is 31/07/2033. Occupancy Certificate will be received on before 30/09/2033 and promoter will receive the completion certificate on before 31/12/2033.
4. That seventy per cent 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.
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.


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 20/05/2026


Deponent



ATTESTED

**RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA**