



Union Buildmart Private Limited

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER(S) OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bharat Vignall on behalf of M/s Union Buildmart Private Limited (CIN# U70100HR2012PTC089615) having its registered office at 41st Floor, Tower-1, M3M International Financial Center, Sector-66, Badshahpur, Gurugram, Haryana, India, promoter of the proposed Commercial Component being part of Group Housing Colony (Mix Land Use) under TOD Policy namely "M3M Capital Financial Centre" being Phase 4 of the licensed colony over an area admeasuring 1.42585 acres ("herein referred to as Project Land") out of total licensed area admeasuring 15.0625 acres situated at Sector-113, Gurugram duly authorized by the promoter of the proposed project, vide its authorization dated 20.05.2026.

I, Mr. Bharat Vignall duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake according to the facts and documents provided by the company and state as under:



1. The promoter has the legal title to the land on which the development of the proposed project is to be carried out.

Explanation.—where the promoter is not the owner of the land on which development of the project is proposed, details of the consent of the owner 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(s) and such owner and copies of a 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 encumbrance. As per Ministry of Corporate Affairs (MCA Website), there is a charge with ID- 101136339 amounting to Rs. 17,24,24,500/- which is Bank Guarantee (BG) on the fixed deposit.
3. That the time period within which the occupation certificate (OC) will be obtained is on or before 31.12.2032 and Completion Certificate (CC) on or before 30.06.2033.
4. That seventy percent of the amounts realized by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account (Account No. 777705484343 in Vipul Plaza, Suncity, Sector-54, Gurugram, Haryana Branch) 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 from 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, caste, creed, religion, etc.

Union Buildmart Private Limited


Authorized Signatory

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 22nd day of May 2026.



ATTESTED

(SAJJAN SINGH)
ADVOCATE & NOTARY
GURUGRAM (HARYANA)

Union Buildmart Private Limited


Authorized Signatory

Deponent

22 MAY 2026