



हरियाणा HARYANA

55AA 798315

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. Sumit Agarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under duly authorised by resolution dated ____ Dec-2025.

That the Emperium Infrastructure Private Limited 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 along with an authenticated copy of the collaboration agreement between Emperium Infrastructure Private Limited in collaboration with Parul Malik, Navneet Malik and Sunil Malik 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, 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.

That the said land is free from all the encumbrances.



Sumit

3. That the time period within which the project shall be completed by the promoter is 5 years and the Completion Certificate of the Project shall be obtained by the Promoter by 03.09.2030.
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 (777705112125) 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.

[Handwritten Signature]

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 _____ day of February, 2026.



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Tehsil Wazirabad, Distt. Gurugram (Hr.)
M. 9810778999

09 FEB 2026

[Handwritten Signature]

Deponent



हरियाणा HARYANA

55AA 798316

AFFIDAVIT

1. We are the promoter (s) of the project as per details given below:-

| S. no | Information sought/Items | Details |
|-------|---|--|
| i | Name of the project | EMPERIUM TITAN |
| ii | Location of the project | Village- Harsaru, Sector- 88A, Gurgaon |
| iii | Area of the project under registration | 1.03125 Acre |
| iv | Nature of the project | Residential |
| v | Project cost | 9931.14 lakh |
| vi | Number of Units | 94 |
| vii | License number and date of validity of license | 165 of 2025, valid till 03.09.2030 |
| viii | Date of completion of the project as per registration application | 31.03.2031 |

2. Keeping in view the provisions of section 4 (2) (1) (D) of the Real Estate (Regulation & Development) Act, 2016, a separate account is to be maintained in a scheduled bank wherein 70% of the amounts realized from the allottees of the real estate project from time to time is to be deposited. Out of this account, only the costs of construction and land costs shall be covered and the amounts lying in this account shall be used only for that purpose.
3. Accordingly to comply with the above provisions of law, we are opening the following three accounts:



Jurist

| Sr.no. | Type of bank account | Name and branch of the bank |
|--------|--|---------------------------------|
| 1. | Master Account of the project- | 777705112120 ICICI Bank Gurgaon |
| 2. | Separate RERA account of the project- | 777705112125 ICICI Bank Gurgaon |
| 3. | Free account of the promoter of the project- | 777705112126 ICICI Bank Gurgaon |

1. **Master Account** – in this account only the amount realized from the allottees of the real estate project from time to time shall be deposited.
2. We further undertake that there shall be no lien on this account no. 777705112120 opened in bank branch address ICICI Bank Limited unit no.3, ground floor, good earth business bay, Sector-58, Gurgaon- 122098.
3. **Separate RERA Account:** as per provisions of RERA, a separate account 777705112125 is to be maintained by us i.e. promoter in a scheduled bank wherein 70% or more (if directed by the authority in special circumstances) of the amounts realized from the allottees of the project is to be deposited as per Section 4 (2) (l) (D) of the Act to cover the costs of the construction and land costs of the project and shall be used only for that purposes. This shall be a no lien account.

We further undertake that the amounts from the separate accounts shall be withdrawn by us after it is certified by an engineer, architect and the chartered accountant in practice that withdrawal is in proportionate to the completion of the project.

We further undertake that for the purpose of withdrawing the amounts from this separate account, the regulation/directions of the Haryana Real Estate Regulatory Authority, Gurugram regarding withdrawal from the RERA account, the real estate project's bank account directions 2019 shall be strictly followed. The engineer/architect/chartered accountant shall be engaged by us out of the panel if prepared by the authority and shall be paid at the specified rate.

We further undertake that we shall get the accounts audited within six months after the end of every financial year by a chartered account in practice.

We further undertake that statement of accounts duly certified and signed by the chartered accountant shall be submitted to the authority with a verification that the amounts collected for a particular project have been utilized for that project only and withdrawals have been in proportion to the percentage of the completion of the project, within one month from the date of certificate issued by the chartered accountant.

We further undertake to produce statement of accounts along with amounts withdrawn and statement of accounts for every quarter within 15 days after the end of the quarter.

4. **Promoter's Free Account for the Project:** The promoters free account' 777705112126



Joginder Singh

means an account wherein the residual amount after depositing 70% or more (if directed by the authority in special circumstances) of the amount realized from the allottees in RERA account is deposited.

We further undertake that no lien shall be created on the master account as well as RERA account by the promoter.

We further undertake that we have entered into an understanding/agreement with the authorized signatory/Manager of the bank and authorized the bank to transfer 70% amount in the RERA Account and 30% in the Free Account as and when the amount is received in the Master Account.

We further undertake that RERA may in special circumstances, direct the bank to transfer more than 70% amount in the RERA Account which may go upto 100% in certain eventualities and there may be a situation where some additional amount has to be deposited by the promoter.

In case of on-going projects total amount realized from the allottees of the sold inventory 70% of the total amount shall be deposited in the RERA account minus the expenditure after adjustment of expenditure paid and incurred on land and construction work.

We further undertake that in case the expenditure paid and incurred is more than the deficit amount the same shall be deposited by the promoters from their own resources.

We further undertake that RERA shall have right and the authority to call for information not only of Master Account, RERA Account but also from the Free Account as and when affairs of the promoters are under investigation of the authority.

DEPONENT

Verification:

Verified that this Affidavit is signed at Gurugram on _____, February, 2026.

DEPONENT

Witnesses thereof:

1. _____

2. _____



ATTESTED

JOGINDER SINGH
ADVOCATE & NOTARY
Tehsil Wazirabad, Distt. Gurugram (Hr.)
M. 9610778988

09 FEB 2026



हरियाणा HARYANA

55AA 798313

FOR 10% AUTO CREDIT OF RERA ACCOUNT INTO EDC

AFFIDAVIT

I, Sumit Agarwal S/o Sh. Yogesh Kumar Agarwal R/o H.no A-601, Park View City-1, Sohna Road, Fazilpur Jhasra, Sector- 48, Gurgaon Haryana- 122001, authorized signatory of M/s Emperium Infrastructure Pvt Ltd, a company registered under the Companies Act, 2013 and having its registered office at unit 10B, 10th Floor, Ireo grand View Tower, golf course extn. Road, Sector-58, Gurugram, Haryana-122011, do hereby solemnly affirm, declare and represent as under:

1. That M/s Emperium Infrastructure Pvt Ltd ("Promoter") is applying for the RERA registration of the project before Haryana Real Estate Regulatory Authority, Gurugram with the name and style of "Emperium Titan" located in Village- Harsaru, Sector-88A, Gurgaon Haryana, comprising of license no. 165 of 2025 area admeasuring 1.03125 acre.



Sumit

2. That the Promoter hereby undertakes and confirms that the separate RERA Account (70% account) will be integrated for authorization to the bank to debit 10% of the total receipts from each payment made by an allottee and kept in separate RERA account maintained under section 4(2)(I)(D) of the Real Estate (Regulations and Development) Act, 2016 and auto-credit into EDC head of State treasury against real estate project.

Jurmit

Deponent

Verification

Verified at Gurugram on this _____, February of 2026 that the contents of above affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

Jurmit

Deponent



~~ATTESTED~~

JOGINDER SINGH
ADVOCATE & NOTARY
Tehsil Wazirabad, Distt. Gurugram (Hr.)
M. 9810778999

09 FEB 2026



हरियाणा HARYANA

55AA 798314

ROAD CONNECTIVITY

AFFIDAVIT

I, Sumit Agarwal S/o Sh. Yogesh Kumar Agarwal R/o H.no A-601, Park View City-1, Sohna Road, Fazilpur Jhasra, Sector- 48, Gurgaon Haryana- 122001, authorized signatory of M/s Emperium Infrastructure Pvt Ltd, a company registered under the Companies Act, 2013 and having its registered office at unit 10B, 10th Floor, Ireo grand View Tower, golf course extn. Road, Sector-58, Gurugram, Haryana-122011, do hereby solemnly affirm, declare and represent as under:

1. That M/s Emperium Infrastructure Pvt Ltd ("Promoter") is applying for the RERA registration of the project before Haryana Real Estate Regulatory Authority, Gurugram with the name and style of "Emperium Titan" located in Village- Harsaru, Sector-88A, Gurgaon Haryana, comprising of license no. 165 of 2025 area admeasuring 1.03125 acre.



Joginder Singh

2. That there is no requirement to obtain road connectivity assurance/ approval from the competent Authority as the said project is already connected to the NH-352W which makes clear & feasibly connected approach to the Project. The satellite view of the project site showing connectivity of the project with NHAI noc are annexed herewith.

Joginder

Deponent

Verification

Verified at Gurugram on this _____, _____, _____ that the contents of above affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

Joginder

Deponent

ATTESTED

JOGINDER SINGH
ADVOCATE & NOTARY
Tehsil Wazirabad, Distt. Gurugram (Hr.)
M. 9810778999

09 FEB 2026





हरियाणा HARYANA

55AA 798319

POWER LINK SHIFTING

UNDERTAKING

I, Sumit Agarwal S/o Sh. Yogesh Kumar Agarwal R/o H.no A-601, Park View City-1, Sohna Road, Fazilpur Jhasra, Sector- 48, Gurgaon Haryana- 122001, authorized signatory of M/s Emperium Infrastructure Pvt Ltd, a company registered under the Companies Act, 2013 and having its registered office at unit 10B, 10th Floor, Ireo grand View Tower, golf course extn. Road, Sector-58, Gurugram, Haryana-122011, do hereby solemnly affirm, declare and represent as under:

1. That M/s Emperium Infrastructure Pvt Ltd ("Promoter") is applying for the RERA registration of the project before Haryana Real Estate Regulatory Authority, Gurugram with the name and style of "Emperium Titan" located in Village- Harsaru, Sector-88A, Gurgaon Haryana, comprising of license no. 165 of 2025 area measuring 1.03125 acre, for the development of the residential Group Housing Colony under Retirement Housing Policy.



Joginder

2. That on the said parcel of land of 1.03125 acres for the Project "Emperium Titan" there is no requirement to obtain power line shifting from the competent Authority as the power line is not falling inside the site. That for the power line passing from near the project, due set back has been retained.

Jurrit

Deponent

Verification

Verified at Gurugram on this _____, February, 2026 that the contents of above affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

Jurrit

Deponent



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Tehsil Wazirabad, Distt. Gurugram (Hr.)
M. 9810778995
09 FEB 2026



हरियाणा HARYANA

55AA 798321

NCZ UNDERTAKING

AFFIDAVIT

I, Sumit Agarwal S/o Sh. Yogesh Kumar Agarwal R/o H.no A-601, Park View City-1, Sohna Road, Fazilpur Jhasra, Sector- 48, Gurgaon Haryana- 122001, authorized signatory of M/s Emperium Infrastructure Pvt Ltd, a company registered under the Companies Act, 1956 and having its registered office at unit 10B, 10th Floor, Ireo grand View Tower, golf course extn. Road, Sector-58, Gurugram, Haryana-122011, do hereby solemnly affirm, declare and represent as under:

1. That M/s Emperium Infrastructure Pvt Ltd ("Promoter") is applying for the RERA registration of the project before Haryana Real Estate Regulatory Authority, Gurugram with the name and style of "Emperium Titan" located in Village- Harsaru, Sector-88A, Gurgaon Haryana, comprising of license no. 165 of 2025 area admeasuring 1.03125 acres.



Sumit

2. That there is no requirement to obtain NCZ approval from the competent Authority as the said project is out of NCZ zone.

Jumit

Deponent

Verification

Verified at Gurugram on this _____, February, 2026 that the contents of above affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

Jumit

Deponent

ATTESTED

JOGINDER SINGH
ADVOCATE & NOTARY
Tehsil Wazirabad, Distt. Gurugram (Hr.)
M. 9810778996

09 FEB 2026





हरियाणा HARYANA

55AA 798317

FOREST LAND DIVERSION
AFFIDAVIT

I, Sumit Agarwal S/o Sh. Yogesh Kumar Agarwal R/o H.no A-601, Park View City-1, Sohna Road, Fazilpur Jhasra, Sector- 48, Gurgaon Haryana- 122001, authorized signatory of M/s Emperium Infrastructure Pvt Ltd, a company registered under the Companies Act, 2013 and having its registered office at unit 10B, 10th Floor, Ireo grand View Tower, golf course extn. Road, Sector-58, Gurugram, Haryana-122011, do hereby solemnly affirm, declare and represent as under:

1. That M/s Emperium Infrastructure Pvt Ltd ("Promoter") is applying for the RERA registration of the project before Haryana Real Estate Regulatory Authority, Gurugram with the name and style of "Emperium Titan" located in Village- Harsaru, Sector-88A, Gurgaon Haryana, comprising of license no. 165 of 2025 area admeasuring 1.03125 acres.



Joginder Singh

2. That there is no requirement to obtain NOC/approvals for Forest land diversion hence no permission/NOC was sought from the competent authority.

Jumit

Deponent

Verification

Verified at Gurugram on this _____ of February, 2026 that the contents of above affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

Jumit

Deponent



ATTESTED

JOGINDER SINGH
ADVOCATE & NOTARY
Tehsil Wazirabad, Distt. Gurugram (Hr.)
M. 9810778999
09 FEB 2026



हरियाणा HARYANA

55AA 798320

TREE CUTTING

UNDERTAKING

I, Sumit Agarwal S/o Sh. Yogesh Kumar Agarwal R/o H.no A-601, Park View City-1, Sohna Road, Fazilpur Jhasra, Sector- 48, Gurgaon Haryana- 122001, authorized signatory of M/s Emperium Infrastructure Pvt Ltd, a company registered under the Companies Act, 2013 and having its registered office at unit 10B, 10th Floor, Ireo grand View Tower, golf course extn. Road, Sector-58, Gurugram, Haryana-122011, do hereby solemnly affirm, declare and represent as under:

1. That M/s Emperium Infrastructure Pvt Ltd ("Promoter") is applying for the RERA registration of the project before Haryana Real Estate Regulatory Authority, Gurugram with the name and style of "Emperium Titan" located in Village- Harsaru, Sector-88A, Gurgaon Haryana, comprising of license no. 165 of 2025 area measuring 1.03125 acre, for the development of the residential Group Housing Colony under Retirement Housing Policy.



Sumit

2) That there are no trees orchard on the aforesaid land and hence no permission/NOC of tree felling/tree cutting is required/applicable.

Joginder

Deponent

Verification

Verified at Gurugram on this _____, February, 2026 that the contents of above affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

Joginder

Deponent

ATTESTED

JOGINDER SINGH
ADVOCATE & NOTARY
Tehsil Wezrabad, Distt. Gurugram (Hr.)
M. 9810778999

09 FEB 2026





हरियाणा HARYANA

55AA 798318

WILD LIFE CLEARANCE

AFFIDAVIT

I, Sumit Agarwal S/o Sh. Yogesh Kumar Agarwal R/o H.no A-601, Park View City-1, Sohna Road, Fazilpur Jhasra, Sector- 48, Gurgaon Haryana- 122001, authorized signatory of M/s Emperium Infrastructure Pvt Ltd, a company registered under the Companies Act, 2013 and having its registered office at unit 10B, 10th Floor, Ireo grand View Tower, golf course extn. Road, Sector-58, Gurugram, Haryana-122011, do hereby solemnly affirm, declare and represent as under:

That M/s Emperium Infrastructure Pvt Ltd ("Promoter") is applying for the RERA registration of the project before Haryana Real Estate Regulatory Authority, Gurugram with the name and style of "Emperium Titan" located in Village- Harsaru, Sector-88A, Gurgaon Haryana, comprising of license no. 165 of 2025 area admeasuring 1.03125 acre.



Sumit

2. That there is no requirement to obtain wild life clearance from the competent authority as the project site which is falling in Residential Zone.

Joginder

Deponent

Verification

Verified at Gurugram on this _____, February , 2026 that the contents of above affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

Joginder

Deponent



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Tehsil Wazirabad, Distt. Gurugram (Hr.)
M. 9810778999

09 FEB 2026