



FORM REP-II

[See rule 3(3)]

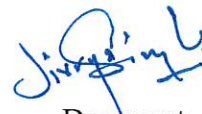
Declaration supported by an Affidavit

Affidavit cum Declaration of Ms. Divya Singla, Authorized Signatory of Consolidate Realtors Pvt. Ltd. (CIN# U70109HR2006PTC047030) having its registered office at LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase-1, Gurugram, Haryana; (duly authorized by the Promoter of the **"Icon At M3M Merlin"** an integral phase/ block/ constituent/ segment of the Group Housing Complex **"M3M Merlin"** situated in Sector 67, Gurugram, Haryana, India vide Board Resolutions dated 16.07.2020 respectively, certified true copy whereof is enclosed herewith as **(Annexure-1)**

I, Divya Singla duly authorized by Consolidate Realtors Pvt. Ltd., Promoter of **"Icon At M3M Merlin"** (**"Project"**) an integral phase/ block/ constituent/ segment of the Group Housing Complex **"M3M Merlin"** to be developed on land admeasuring 1.222 Acres (**"Project Land"**) being a part of the land admeasuring 5.40 Hectares (13.344 acres) under Licence No. 53 of 2011 dated 10.06.2011, situated in the Revenue Estate of Village Badshahpur, Sector-67, Gurugram-Manesar Urban Complex, Gurugram (Gurgaon), Haryana, India, do hereby solemnly declare, undertake and state as under:

1. That we, Consolidate Realtors Pvt. Ltd. have a legal title to the Project Land on which the development of the Project is being carried out. DTCP, Haryana vide TDR utilization certificate order dated 01.01.2020 (**Annexure-2**) has allowed utilization 19142.85 Sq. mtr. (4.73 acre) FAR in this project in lieu of TDR Certificate No. 04 of 2018 dated 21.06.2018 issued to Benchmark Infotech Pvt. Ltd.
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 is 01.09.2025.
4. That seventy per cent of the amounts realized by Promoter (*as per the agreed arrangement amongst them*) 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter (*as per the agreed arrangement amongst them*) in proportion to the percentage of completion of the Project.
6. That the amounts from the separate account shall be withdrawn by the Promoter (*as per the agreed arrangement amongst them*) 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.



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 on this 18th day of August 2020 at Gurugram.



Deponent