Emaar India Ltd.



3570
Sr.....
Amount.....1/-
Purpose.....NF cert.....
23 JUN 2026
NAVEEN KUMAR STAMP VENDOR
Gurugram (Haryana)

FORM 'REP-II'

[*See rule* 3(3)]

Affidavit cum Declaration

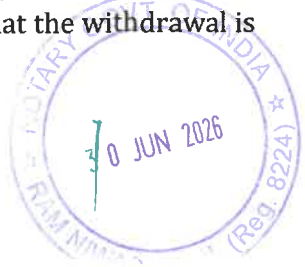
I Shishir Lal, Authorised Signatory of M/s Emaar India Limited, a company incorporated under the provisions of Companies Act, 1956 and having its registered office at 306-308, Square-One, C2, District Centre, Saket, New Delhi-110017 (hereinafter referred to as "Promoter") do hereby solemnly declare, undertake and state as under:

1. That I am duly authorized vide Board Resolution dated 10.12.2025.

2. That the Promoter has a legal and a valid title to the land on which the development of the project is being carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between the owner(s) and Promoter for development of the real estate project is enclosed along with the application for registration of the project.

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.

3. That the said land is free from all encumbrances.
4. That the promoter shall obtain the Part Completion certificate of the project on or before 31.12.2027 as per the rules and regulations defined thereof.
5. That seventy per cent of the amounts realized by 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



8. 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.
9. That the promoter shall take all the pending approvals on time, from the competent authorities.
10. That the promoter [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. 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 at Gurugram on this 30th day of June' 2026.

Deponent

NOTARY GOVT. OF INDIA
30 JUN 2026
RAM NIWAS, GGM

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