1964

100 1



NEERAJ SHARMA
05 SEP 2022
STAMP VENDOR, GURGAON

FORM 'REP-II'

[*See rule* 3(3)]

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. Manik Sharma on behalf of M/s Union Buildmart Private Limited (CIN# U70100HR2012PTC089615) having its registered office at 6th Floor, M3M Tee Point, North Block, Sector-65, Gurugram, Haryana 122101, which has entered into registered collaboration agreement vide agreement no 7322 dated 07.10.2019 with M/s Vibrant Infratech Private Limited (CIN# U70100HR2011PTC043574) having its registered office at Cabin-2, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1, Gurugram, Haryana 122002 and M/s Targe Buildcon Private Limited (CIN# U70200HR2014PTC051585) having its registered office at Cabin-2, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1, Gurugram, Haryana 122002, being jointly the promoter(s) of the proposed Group Housing Project under the name and style of "**M3M Capital**" w.r.t. 5.004 acres part of 15.03125 acres under the overall terms and conditions of the license No. 106 of 2021, Sector-113, Gurugram duly authorized by the promoter(s) of the proposed project, vide its authorization dated 20.08.2022 ;

I, Mr. Manik Sharma duly authorized by the promoter(s) of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoters jointly have the 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 agreement between the promoter(s) for development of the Mixed Land Use Project **"M3M Capital"** is enclosed herewith.

   Explanation.—where the promoter(s) 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(s) 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.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter(s) is 30.06.2026.
4. That seventy per cent of the amounts realized by promoter(s) for the real estate project from the Allottees, from time to time, shall be deposited in a separate

account (Account No. 777705001444 in ICICI Bank Limited and Sector-54, Suncity, Gurugram, Haryana) 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(s) in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter(s) 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(s) 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(s) shall take all the pending approvals on time, from the competent authorities.
9. That the promoter(s) has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter(s) 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.

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 14th day of September 2022.

Union Buildmart Private Limited

Authorized Signatory

Deponent