भारतीय गैर न्यायिक

पचास रुपये

रु.50

भारत

सत्यमेव जयते

INDIA

FIFTY RUPEES

Rs.50

INDIA NON JUDICIAL

हरियाणा HARYANA

M 941943

This Non-Judicial stamp paper forms an Integral part of Form PEP-II,
Sector-88A, Gurugram.
(Experion Developers Pvt Ltd)

THE SEAL OF NOTARY PUBLIC
PREM LAL
Appt. By Govt. of N.C.T. of Delhi
Reg. No. 023/05

Experion Developers Private Limited

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 Suneet Puri S/o Mr. Chaman Lal Puri, duly authorized by the promoter (M/s Experion Developers Private Limited) of the proposed project namely "EXPERION EMERELLE RESERVE", vide its authorization dated 26.02.2022 -;

I, Mr Suneet Puri S/o Mr. Chaman Lal Puri, duly authorized by the promoter (M/s Experion Developers Private Limited-) of the project namely "EXPERION EMERELLE RESERVE", do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.

   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.

2. That the said land is encumbered to Experion Capital Private Limited for Rs. 200 Crs term loans.
3. That the time period within which the promoter shall obtain the Occupation Certificate (OC) of the project is 30.06.2034 and the time period within the project shall be completed by the promoter is 30.09.2034.
4. That seventy per cent of the amounts realized by M/s Experion Developers Private Limited 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, approval cost, project related overheads 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by 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.

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Reg. No. 033/06

Developers Private Limited

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 promote 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 04th day of November 2026

Deponent

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Appt. By Govt. of
N.C.T. of Delhi
Reg. No. 033/06

ATTESTED
NOTARY PUBLIC
04/11/2026

PREM LAL
Notary Public
Chamber No. 118, Patiala Hous
New Delhi-110001
Ph. : 9818017970