

Affidavit



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Haryana Government



Date : 06/03/2026

Certificate No. Q0F2026C433



Stamp Duty Paid : ₹ 101

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Penalty : ₹ 0

Deponent

Name : Emperium infrastructure Private limited
H.No/Floor : 0 Sector/Ward : 0 Landmark : 0
City/Village : Gurgaon District : Gurgaon State : Haryana
Phone : 80*****00 Others : Sumit agarwal



Purpose : Affidavit cum Declaration to be submitted at 0

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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 12-Nov-2025.

1. 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.

2. That the promoter has availed loan from Aditya Birla Capital Limited for Rs. 50,00,00,000 (Rupees Fifty Crore Only) on 27.02.2026 on the said project and land is mortgaged to Aditya Birla Capital Limited.



3. That the time period within which the project shall be completed by the promoter and OC shall be obtained is 31 January 2031 and the CC shall be obtained by 31 March 2031.
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.



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 March, 2026.



ATTESTED

RAM NIWAS MALIK, ADVOCATE