




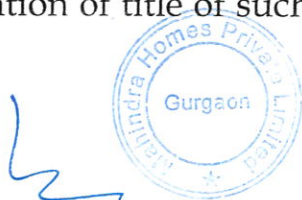
Affidavit		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 26/07/2017	
Certificate No.	G0Z2017G1031		Stamp Duty Paid : ₹ 101		
GRN No.	29482341		(Rs. Only) Penalty : ₹ 0	(Rs. Zero Only)	
<b><u>Deponent</u></b>					
Name :	Mahindrahomes Pvt Ltd				
H.No/Floor :	Luminare	Sector/Ward :	59	Landmark :	Ghata
City/Village :	Behrampur	District :	Gurgaon	State :	Haryana
Phone :	981824991				
					
Purpose : Affidavit cum Undertaking to be submitted at Concern authority					

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Lokesh Kumar Gupta, authorized signatory vide board resolution dated 18/07/2017 the Promoter Company (Mahindra Homes Private Limited) of the proposed project named as Luminare Phase-1.

I, Mr. Lokesh Kumar Gupta is authorized signatory of Mahindra Homes Private Limited Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s. Adson Software Private Limited, M/s. Ornamental Realtors Private Limited M/s. BTVS Buildwell Private Limited & Base Exports 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That details of encumbrances are as follows: including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

- a. **Details of encumbrance:** Mortgage created on Subject Lands and on the development rights by deposit of title deeds by Mahindra Homes Private Limited (on behalf of landowners), in favour of Axis Trustee Services Limited (acting on behalf of HDFC Bank). In that regard, the Declaration of mortgage dated May 19, 2016 and Memorandum of Entry dated May 20, 2016 were executed by the parties.

- b. **Details of any rights, title, interest, dues:** Nil

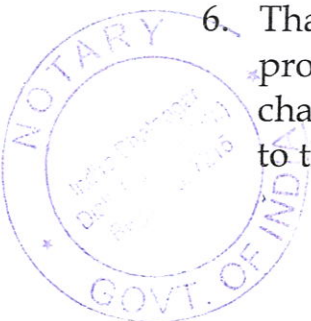
- c. **Details of litigation:** Nil

3. That the time period within which the project shall be completed by promoter is March 2020 (including 6 months grace period).

4. That seventy per cent of the amounts realised 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.

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 utilised 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 have 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 at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_.

  
Deponent






ATTESTED



INDRA BHATNAGAR  
ADVOCATE & NOTARY  
GURGAON (HRY.) INDIA

26 JUL 2017

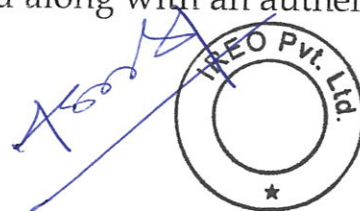
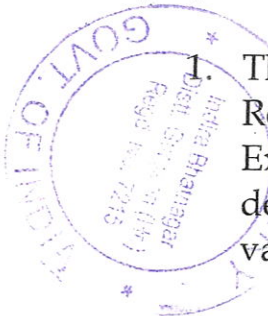
Affidavit		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 26/07/2017
Certificate No.	G0Z2017G887		Stamp Duty Paid : ₹ 101	
GRN No.	29481837		(Rs. Only)	
			Penalty : ₹ 0	
			(Rs. Zero Only)	
<b><u>Deponent</u></b>				
Name :	Ireo Pvt Ltd			
H.No/Floor :	Luminare	Sector/Ward : 59	Landmark : Ghata	
City/Village :	Behrampur	District : Gurgaon	State : Haryana	
Phone :	8527597964			
Purpose : Affidavit cum Undertaking to be submitted at Concern authority				

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ashish Singhal, authorized signatory vide board resolution dated 30/06/2017 the Co Promoter Company (IREO Private Limited) of the proposed project named as Luminare Phase-1.

I, Ashish Singhal duly authorized by the Co-promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s. Adson Software Private Limited, M/s. Ornamental Realtors Private Limited M/s. BTVS Buildwell Private Limited & Base Exports 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That details of encumbrances are as follows: including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

a. **Details of encumbrance:** Mortgage created on Subject Lands and on the development rights by deposit of title deeds by Mahindra Homes Private Limited (on behalf of landowners), in favour of Axis Trustee Services Limited (acting on behalf of HDFC Bank). In that regard, the Declaration of mortgage dated May 19, 2016 and Memorandum of Entry dated May 20, 2016 were executed by the parties.

b. **Details of any rights, title, interest, dues:** Nil

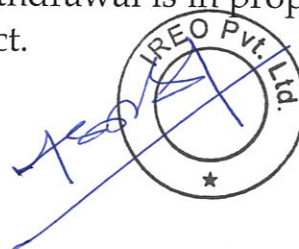
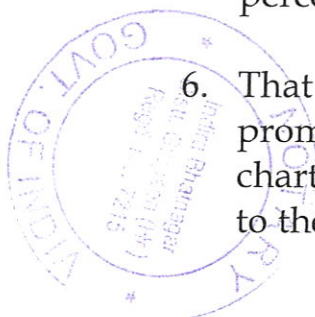
c. **Details of litigation:** Nil

3. That the time period within which the project shall be completed by promoter is March 2020 (Including 6 months grace period).

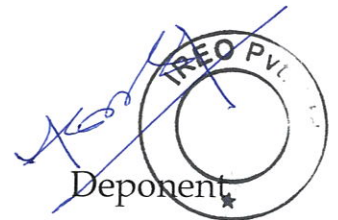
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.



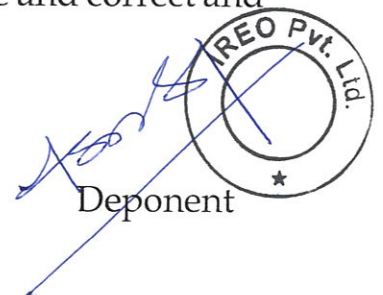
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised 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 have 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 \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_.



ATTESTED

INDIRA KUMAR  
ADVOCATE  
SURGACHH (INDIA) INDIA

26 JUL 2017

# IREO PRIVATE LIMITED

REGD. OFFICE: A-11, FIRST FLOOR, NEETI BAGH, NEW DELHI-110049

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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS  
IN ITS MEETING HELD ON 30<sup>TH</sup> JUNE, 2017.**

**“RESOLVED THAT** the consent of the board of directors be and is hereby accorded to file an application for registration of project of the Company namely “Mahindra Luminare”, being developed by Mahindra Homes Private Limited in collaboration with the Company on 6.794 acres of land situated at Village Behrampur, Sector-58 Tehsil Sohna, Gurgaon Haryana under Real Estate (Regulation and Development) Act 2016.

**FURTHER RESOLVED THAT** Mr. Lokesh Kumar Gupta and Mr. Ashish Singhal be and are hereby severally authorized to sign and submit applications, forms, Affidavit, Undertaking and all other requisite documents as may be necessary for registration of the above said Project under Real Estate(Regulation and Development) Act 2016; to represent the Company before all concerned departments/authorities under Real Estate (Regulation and Development) Act, 2016; to deposit all types of fees/charges and to do all acts, deeds and things as may be required in this regard.”

**For IREO Private Limited**

For ireo Private Limited  
  
**Director**  
Authorized Signatory

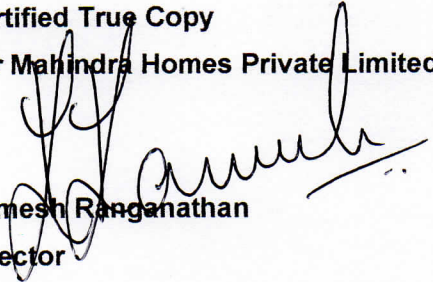
**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF  
DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON 18<sup>TH</sup> JULY, 2017.**

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**“RESOLVED THAT** the consent of the Board of Directors be and is hereby accorded to file an application for registration of project of the Company namely “Mahindra Luminare”, being developed by the Company in collaboration with the IREO Private Limited on 6.794 acres of land situated at Village Behrampur, Sector-58 Tehsil Sohna, Gurgaon Haryana under Real Estate (Regulation and Development) Act 2016.

**RESOLVED FURTHER THAT** Mr. Lokesh Kumar Gupta and Mr. Ashish Singhal be and are hereby severally authorised to sign and submit applications, forms, Affidavit, Undertaking and all other requisite documents as may be necessary for registration of the above said project under the Real Estate (Regulation and Development) Act 2016 and/ or to represent the Company before all concerned departments/ authorities under the Real Estate (Regulation and Development) Act 2016 and/ or to deposit all types of fees/ charges and to do from time to time all acts, deeds and things as may be required in this regard.”

**Certified True Copy  
For Mahindra Homes Private Limited**

  
**Ramesh Ranganathan  
Director**

**Din: 03118598**

