



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 Amit Goel in the capacity of Director of M/s Magic Eye Developers Pvt. Ltd. ("Promoter") of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03.07.2017;

I, Amit Goel in the capacity of the Director of the (M/s Magic Eye Developers Pvt. Ltd.) [promoter of the proposed project / duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.12.2021
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 Pvt. Ltd. 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 has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

Magic Eye Developers Pvt. Ltd.


Director

6377

31/7/2017

M/s Magic Developers Pvt. Ltd.
New Delhi

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.

Magic Eye Developers Pvt. Ltd.

Deponent
[Signature]

Director

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 31 JUL 2017 on this _____ day of _____.



Magic Eye Developers Pvt. Ltd.
Deponent

[Signature]
Director

For Magic Eye Developers Pvt. Ltd.

[Signature]
Authorised Signatory

ATTESTED

[Signature]
Secretary (Debit Cardia)

31 JUL 2017

सेवा मे,

श्रीमान तहसीलदार साहब,
उप तहसील कादीपुर,

गुरुग्राम

विषय :- भारमुक्त प्रमाण पत्र बारे हेतु

श्रीमान जी,

निवेदन यह कि मौजा दौलताबाद का मुस्तील किला नम्बर 18//10, 12/2, 11, 20
19//16 रकबा मे पडता है, जो कि पटवारी हलका के निर्देश दिये जाने की उक्त रकबा पर कोई ऋण
वगैरा यानि भार मुक्त रिपोर्ट राजस्व रिकॉर्ड अनुसार कि जावे

आपकी अति कृपा होगी।

धन्यवाद सहित

For Magic Eye Developers Pvt. Ltd.

मूलरूप में हलका कानूनगो/पटवारी के रिपोर्ट/
आगामी आवश्यक कार्रवाई हेतु भेजा है।

अमित
कादीपुर (गुरुग्राम)

18/8/17

Amit
Director

प्रार्थी

श्री अमित गोयल मार्फत डायरेक्टर

मैजिक आई डेवपर्स प्रा० लि०

श्रीमान जी,
आदेशानुसार रिपोर्ट प्राप्त हुआ है। दौलताबाद तहसील के किला नं० 18 का रकबा का डायग्राफ
किला नं० 18 का रिपोर्ट अलग किला नं० 18 पर अलग डायग्राफ नं०
2005-06 के अलग डायग्राफ के किला नं० 18 (4-5) (5-11) (7-11)
रकबा नं० 18 का 6-5 नं० 19 के 15 (4-7) के 4-4 रकबा का रिपोर्ट हो चुका है।
वही रकबा अलग डायग्राफ रकबा के किला नं० अलग पर नए लैंड का
मुक्त है रिपोर्ट पेश है।
18/8/17

**HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

**FORM 'REP-III'
[See rule 5(1)]**

**REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 72 of 2017 dated 21.08.2017)**

To

Magic Eye Developers Pvt. Ltd.
GF-09, Plaza M6, Jasola District Centre,
New Delhi 110025.

Memo No. HRERA(Reg.)574/2017/399

Dated 21.08.2017

Subject: Registration of 3.725 acres Commercial Colony ("Plaza At 106-I") situated in Sector 106, Village Daulatabad, Tehsil and District Gurugram by Magic Eye Developers Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref: Your application dated 28.07.2017

Your request for registration of Commercial Project for 3.725 acres, situated in Sector 106, Village Daulatabad, Tehsil and District Gurugram with regard to License no. 65 of 2012 dated 21.06.2012 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and published draft Rules of HRERA, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 21.08.2017 to 31.12.2021;
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder;
- (v) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;

- (vi) The Promoter shall take all the pending approvals from various competent authorities on time
- (vii) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and financial institutions which are related to the project until he transfers the physical possession of the real estate project to the allottees or the associations of allottees, as the case may be;
- (viii) The Promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the Municipal Corporation, Gurugram or any other local authority/Association of the Allottees, as the case may be;
- (ix) The Promoter shall not accept a sum more than ten percent of the cost of the apartment, plot or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force;
- (x) The Promoter shall adhere all the terms and conditions of this registration and license, sanctioned plans and other permissions issued by Competent Authorities. In case any deficiency in fee found at later stage and the same shall be recoverable from the promoter/owner accordingly.
- (xi) The Promoter shall, upon receiving his Login Id and password under clause(a) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, including the followings:-
 - a) details of the registration granted by the authority;
 - b) quarterly up-to-date list of number and type of apartments for plots, as the case may be, booked;
 - c) quarterly up-to-date the list of number of garages/covered parking lot booked;
 - d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;
 - e) quarterly up-to-date status of the project; and

f) such other information and documents as may be specified by the regulations made by the authority.

(xii) The Promoter shall be responsible to make available to the allottees, the following information at the time of the booking and issue of allotment letter:-

- a) sanctioned plans, layout, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority;
- b) the stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity.



Executive Director

HARYANA REAL ESTATE REGULATORY AUTHORITY

DILBAG SINGH SINAG
Executive Director,
Haryana Real Estate Regulatory Authority,
Panchkula.

MAGIC EYE DEVELOPERS PRIVATE LIMITED

UNDERTAKING

We, M/s. Magic Eye Developers Pvt. Ltd. having corporate office at GF-09, Plaza M-6, Jasola District Centre, New Delhi – 110025 the developing a Commercial Colony named “Plaza At 106-I” admeasuring 3.725 Acres in the revenue estate of village Daultabad & Mohamedheri, Sector-106, Gurgaon, Haryana vide License No. 65 of 2012 dated 02.02.2012 do hereby undertake: -

1. That we have opened a separate account for this project & details are as mentioned below and we shall use this account as per guideline of real estate authority & as per undertaking in REP II.

Bank Name	Branch	Account No.	IFSC Code
HDFC Bank Ltd.	Jasola	50200026431978	HDFC0000923

For Magic Eye Developers Pvt. Ltd.

Amit Goel


Director

(Director)

MAGIC EYE DEVELOPERS PRIVATE LIMITED

To,

The Real Estate Authority,
Haryana,

Sub: Regarding Submission of PERT Chart/Milestone Chart of the project "Plaza At 106-I".

Dear Sir,

We, M/s. Magic Eye Developers Pvt. Ltd. having corporate office at GF-09, Plaza M-6, Jasola District Centre, New Delhi – 110025 the developing a Commercial Colony named "Plaza At 106-I" admeasuring 3.725 Acres in the revenue estate of village Daultabad & Mohamedheri, Sector-106, Gurgaon, Haryana vide License No. 65 of 2012 dated 02.02.2012 hereby submitting the PERT Chart/Milestone Chart attached herewith.

For Magic Eye Developers Pvt. Ltd. Amit Goel


Director

(Director)

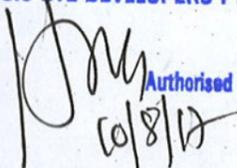
Date : 31.07.2017

Place : New Delhi

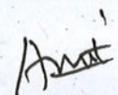
PLAZA AT 106 (I)

ID	Task Mode	Task Name	Duration	Start	Finish	2018		2019				2020				2021				2022	
						Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1
1		1 PLAZA AT 106 - (I)			31 Dec '21																
2		1.1 BUILDING DEVELOPMENT COST			31 Dec '21																
3		1.1.1 CIVIL & STRUCTURE WORK	730 days		31 Jul '19																
4		1.1.2 FAÇADE & FAÇADE ACCESS	500 days	14 Dec '18	26 Apr '20																
5		1.1.3 INTERNAL FINISHING WORK	450 days	09 Dec '19	02 Mar '21																
6		1.1.4 MEP WORKS	730 days	02 Jun '19	31 May '21																
7		1.1.5 EXTERNAL DEVELOPMENT WORKS	400 days	25 Aug '20	28 Sep '21																
8		1.1.6 CONTINGENCY	365 days	28 Nov '20	27 Nov '21																
9		1.1.7 TESTING, COMMISSIONING & HANDING OVER	270 days	06 Apr '21	31 Dec '21																
10		1.2 OTHER COST			31 Dec '21																
11		1.2.1 CONSULTANCY FEES			31 Dec '21																
12		1.2.2 TAXES & GST			31 Dec '21																

For MAGIC EYE DEVELOPERS PVT. LTD.


Authorised Signatory

For Magic Eye Developers Pvt. Ltd.


Director

Project: PLAZA AT 106 (I)	Task		Inactive Task	Manual Summary Rollup		External Milestone	
	Split		Inactive Milestone	Manual Summary		Deadline	
	Milestone		Inactive Summary	Start-only		Progress	
	Summary		Manual Task	Finish-only		Manual Progress	
	Project Summary		Duration-only	External Tasks			