



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 31.12.2024
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an Engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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

For Magic Eye Developers Pvt. Ltd.


Authorised Signatory

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.

For Magic Eye Developers P

Magic Eye Developers Pvt. Ltd.

Deponent

[Signature]
Director

Authorised Signatory

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 30/07/2017

Magic Eye Developers Pvt. Ltd.

Deponent

[Signature]
Director

For Magic Eye Developers Pvt. Ltd.

[Signature]

Authorised Signatory



A W E S T E D

Notary Delhi (India)

30 JUL 2017

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

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

**REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 65 of 2017 dated 18.08.2017)**

To

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

Memo No. HRERA(Reg.)571/2017/318

Dated 18.08.2017

Subject: Registration of 3.5035 acres Commercial Project situated in Sector 106, Village Daultabad, Tehsil and District Gurugram, Haryana by Magic Eye Developers Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref: Your application dated 31.07.2017

Your request for registration of Commercial Project for 3.5035 acres, situated in Sector 106, Village Daultabad, Tehsil and District Gurugram, Haryana with regard to License no. 04 of 2016 dated 11.04.2016 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 18.08.2017 to 31.12.2024;
- (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
- (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 SIHAG
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-II” admeasuring 3.5035 Acres in the revenue estate of village Daultabad, Sector-106, Gurgaon, Haryana vide License No. 4 of 2016 dated 11.04.2016 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	50200026432780	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-II".

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-II" admeasuring 3.5035 Acres in the revenue estate of village Daultabad, Sector-106, Gurgaon, Haryana vide License No. 4 of 2016 dated 11.04.2016 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

GF-09, Plaza M-6, Jasola District Centre, New Delhi – 110025

Email: compliances.secretarial@gmail.com

CIN: U45400DL2007PTC162243: T: (+91) 11-42773662















PLAZA AT 106 (II)

ID	Task Mode	Task Name	Duration	Start	Finish	2019												2020				2021				2022				2023				2024				2025			
						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	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	Qtr 2	Qtr 3			
1		PLAZA AT 106 [II]	2284 days	01 Oct '18	31 Dec '24	[Gantt bar from 01 Oct '18 to 31 Dec '24]																																			
2		BUILDING DEVELOPMENT COST	2265 days	01 Oct '18	12 Dec '24	[Gantt bar from 01 Oct '18 to 12 Dec '24]																																			
3		CIVIL & STRUCTURE WORK	1400 days	01 Oct '18	31 Jul '22	[Gantt bar from 01 Oct '18 to 31 Jul '22]																																			
4		FAÇADE & FAÇADE ACCESS	730 days	14 Dec '21	13 Dec '23	[Gantt bar from 14 Dec '21 to 13 Dec '23]																																			
5		INTERNAL FINISHING WORK	730 days	12 Jun '22	10 Jun '24	[Gantt bar from 12 Jun '22 to 10 Jun '24]																																			
6		MEP WORKS	990 days	22 Feb '22	07 Nov '24	[Gantt bar from 22 Feb '22 to 07 Nov '24]																																			
7		EXTERNAL DEVELOPMENT WORKS	365 days	04 Dec '23	02 Dec '24	[Gantt bar from 04 Dec '23 to 02 Dec '24]																																			
8		CONTIGENCY	365 days	14 Dec '23	12 Dec '24	[Gantt bar from 14 Dec '23 to 12 Dec '24]																																			
9		TESTING & COMSSIONING & HANDING OVER	90 days	20 Aug '24	17 Nov '24	[Gantt bar from 20 Aug '24 to 17 Nov '24]																																			
10		OTHER COST	2284 days	01 Oct '18	31 Dec '24	[Gantt bar from 01 Oct '18 to 31 Dec '24]																																			
11		CONSULTANCY FEES	2284 days	01 Oct '18	31 Dec '24	[Gantt bar from 01 Oct '18 to 31 Dec '24]																																			
12		TAXES & GST	2284 days	01 Oct '18	31 Dec '24	[Gantt bar from 01 Oct '18 to 31 Dec '24]																																			

For Magic Eye Developers Pvt. Ltd.

 Director

Project: PLAZA AT 106 (II)

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			

**AJOY CHOUDHURY
AND ASSOCIATES**

Architecture &
Urban Design

Dated: 20 July 2017

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

As requested by you, we hereby certify the completion status of **Plaza At 106 - II** at revenue estate of village Daulatabad & Mohammadheri, Sector 106, Gurugram (as per licence no. 04 of 2016, issued by Town & Country Planning Department, Haryana) being developed by M/s. Magic Eye Developers Pvt. Ltd.

Currently construction has not started on this phase of the project.

This certificate is issued for your RERA compliance, on your request and as per site status on 30-06-2017.

Yours Sincerely,

Ashish Choudhury

~~For, Ajoy Choudhury And Associates~~

For, Ajoy Choudhury & Associates.

Partner