



Manglam Multiplex Pvt. Ltd,
Gurugram

PARVEEN KUMAR
Stamp Vendor
Sr. No. 1134
Gurugram (HR.)

30/01/2020

FORM REP-II

[See rule 3(3)]

Declaration supported by an Affidavit

Affidavit cum Declaration of Mr. Varun Gupta, Authorized Signatory of (1) Manglam Multiplex Pvt. Ltd. (CIN# U55101HR2003PTC044839) having its registered office at Cabin-1, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1, Gurugram - 122002, Haryana; (2) Olive Realcon Private Limited (CIN No. U70100HR2011PTC043561) having its registered office at Unit No. SB/C/5L/Office/008, M3M Urbana, Sector-67, Gurugram Manesar Urban Complex, Gurugram-122102, Haryana; duly authorized by the Promoter of the Project vide Board Resolutions dated 14.01.2020 & 14.01.2020 respectively, certified true copy whereof is enclosed herewith as 'Annexure-1' & 'Annexure-2'

I, Varun Gupta duly authorized by Olive Realcon Private Limited ('Promoter-1'), Manglam Multiplex Pvt. Ltd. ('Promoter-2'); promoters of a part / phase / constituent / segment of the larger Group Housing Colony Project under the name and style "Trump Towers Delhi NCR" under Licence No. 234 of 2007 dtd. 16.10.2007, Licence No. 52 of 2009 dtd. 28.08.2009 and Licence No. 35 of 2010 dtd. 06.05.2010 on land admeasuring 11,457.66 sq. mtrs. (2.83125 acres [1.145766 Hectares]), situated in the Revenue Estate of Village Maidawas, Sector-65, Gurugram-Manesar Urban Complex, Gurugram (Gurgaon), Haryana, India, do hereby solemnly declare, undertake and state as under:

1. That we, Manglam Multiplex Pvt. Ltd. ('Promoter-2'), has a legal title to the Project Land on which the development of the Project is being carried out and Olive Realcon Pvt. Ltd. ('Promoter - 1') has been granted Change of Developer Permission by Director, Town and Country Planning, Haryana vide Memo No. 29277 dated 12.10.2018.

2. That the said land is free from all encumbrances and the required certificate attached with the earlier submitted REP-1.

3. That the time period within which the said on-going project shall be completed by the Promoter is 31.12.2024.

4. That seventy per cent of the amounts realized by Promoter (*as per the agreed arrangement amongst them*) 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 (*as per the agreed arrangement amongst them*) in proportion to the percentage of completion of the Project.

6. That the amounts from the separate account shall be withdrawn by the Promoter (*as per the agreed arrangement amongst them*) 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.

For Manglam Multiplex Private Limited


Deponent
Auth. 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 Gurugram on this 11th day of February 2020 at Gurugram.

For Manglam Multiplex Private Limited
Deponent


Auth. Signatory



Olive Realcon
Pvt. LTD

PARVEEN KUMAR

Stamp Vendor

Sr. No. 1142

Gurugram (HR.)

30/01/2020

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[See rule 3(3)]

Declaration supported by an Affidavit

Affidavit cum Declaration of Mr. Varun Gupta, Authorized Signatory of (1) Manglam Multiplex Pvt. Ltd. (CIN# U55101HR2003PTC044839) having its registered office at Cabin-1, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1, Gurugram - 122002, Haryana; (2) Olive Realcon Private Limited (CIN No. U70100HR2011PTC043561) having its registered office at Unit No. SB/C/5L/Office/008, M3M Urbana, Sector-67, Gurugram Manesar Urban Complex, Gurugram-122102, Haryana; duly authorized by the Promoter of the Project vide Board Resolutions dated 14.01.2020 & 14.01.2020 respectively, certified true copy whereof is enclosed herewith as 'Annexure-1' & 'Annexure-2'

I, Varun Gupta duly authorized by Olive Realcon Private Limited ('Promoter-1'), Manglam Multiplex Pvt. Ltd. ('Promoter-2'); promoters of a part / phase / constituent / segment of the larger Group Housing Colony Project under the name and style "**Trump Towers Delhi NCR**" under Licence No. 234 of 2007 dtd. 16.10.2007, Licence No. 52 of 2009 dtd. 28.08.2009 and Licence No. 35 of 2010 dtd. 06.05.2010 on land admeasuring 11,457.66 sq. mtrs. (2.83125 acres [1.145766 Hectares]), situated in the Revenue Estate of Village Maidawas, Sector-65, Gurugram-Manesar Urban Complex, Gurugram (Gurgaon), Haryana, India, do hereby solemnly declare, undertake and state as under:

1. That we, Manglam Multiplex Pvt. Ltd. ('Promoter-2'), has a legal title to the Project Land on which the development of the Project is being carried out and Olive Realcon Pvt. Ltd. ('Promoter - 1') has been granted Change of Developer Permission by Director, Town and Country Planning, Haryana vide Memo No. 29277 dated 12.10.2018.

2. That the said land is free from all encumbrances and the required certificate attached with the earlier submitted REP-1.

3. That the time period within which the said on-going project shall be completed by the Promoter is 31.12.2024.

4. That seventy per cent of the amounts realized by Promoter (*as per the agreed arrangement amongst them*) 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 (*as per the agreed arrangement amongst them*) in proportion to the percentage of completion of the Project.

6. That the amounts from the separate account shall be withdrawn by the Promoter (*as per the agreed arrangement amongst them*) 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.


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 11th day of February 2020 at Gurugram.


Deponent

MANGLAM MULTIPLEX PRIVATE LIMITED

CIN - U55101HR2003PTC044839

Regd Office: Cabin-1, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1, Gurugram - 122002, Haryana

Email: multiplexmanglam@gmail.com, Website: <http://manglammultiplex.com/>

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF MANGLAM MULTIPLEX PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT CABIN-1, LGF, F-22, SUSHANT SHOPPING ARCADE, SUSHANT LOK, PHASE-I, GURUGRAM-122002, HARYANA ON 14TH DAY OF JANUARY, 2020

“RESOLVED THAT in supersession of the resolution passed by the Board of Directors (**“Board”**) of the Company in their meeting held on 21.11.2019, consent of the Board be and is hereby accorded to severally authorize Mr. Varun Gupta and Mr. Ashish Khare, Authorised Signatories, for and on behalf of the Company for carrying out compliances including but not limited to filling of quarterly compliance Report, Filing of REP – I (Part A to H); day to day correspondences and communication with Haryana Real Estate Regulatory Authority at Gurgaon, Gurugram under the Real Estate (Regulation & Development) Act, 2016 read with Haryana Real Estate (Regulation & Development) Rules, 2017 in connection with Company’s project under the name and style of **‘M3M Trump Towers Delhi NCR’** situated at Sector-65, Gurugram, Haryana duly registered with Haryana Real Estate Regulatory Authority (**“HRERA”**) vide Registration No. 375 of 2017 dated 28.11.2017.


RESOLVED FURTHER THAT Mr. Varun Gupta and Mr. Ashish Khare, be and are hereby severally authorised to sign and submit paper(s), letter(s), report(s), document(s) before the Haryana Real Estate Regulatory Authority and to do all such lawful acts, deeds and things as may be necessary, expedient or incidental in connection with matter stated above.

RESOLVED FURTHER THAT all acts, deeds and things done and documents executed aforesaid shall be deemed to be valid and enforceable only if the same are consistent with this resolution and that the Board shall not be responsible for any illegal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above signatories and shall not bind the Company against any third party(ies) or before any authority(ies) in any manner whatsoever and that the Board shall not be answerable in that behalf.

RESOLVED FURTHER THAT the aforesaid powers entrusted to the above authorised signatories shall be valid, effective and exercisable by them till they are in association with the Company or till powers entrusted herein in their favour are revoked by the Board, whichever is earlier.

RESOLVED FURTHER THAT in terms of Section 21 of the Companies Act, 2013, any Director and/or Company Secretary of the Company shall sign/authenticate the above resolution.”

For Manglam Multiplex Private Limited


Director


Company Secretary

OLIVE REALCON PRIVATE LIMITED

CIN - U70100HR2011PTC043561

Regd Off: Unit No. SB/C/5L/Office /008, 'M3M Urbana'

Sector-67, Gurugram Manesar Urban Complex, Gurugram (Gurgaon) 122102, Haryana, India

Email: oliverealcon@rediffmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF OLIVE REALCON PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT UNIT NO. SB/C/5L/OFFICE/008, 'M3M URBANA' SECTOR-67, GURUGRAM MANESAR URBAN COMPLEX, GURUGRAM (GURGAON) - 122102, HARYANA ON 14TH DAY OF JANUARY, 2020

"RESOLVED THAT in supersession of the resolution passed by the Board of Directors ("**Board**") of the Company in their meeting held on 04.12.2019, consent of the Board be and is hereby accorded to severally authorize Mr. Varun Gupta and Mr. Ashish Khare, Authorised Signatories, for and on behalf of the Company for carrying out compliances including but not limited to filling of quarterly compliance Report, Filing of REP – I (Part A to H); day to day correspondences and communication with Haryana Real Estate Regulatory Authority at Gurgaon, Gurugram under the Real Estate (Regulation & Development) Act, 2016 read with Haryana Real Estate (Regulation & Development) Rules, 2017 in connection with Company's project under the name and style of '**M3M Trump Towers Delhi NCR**' situated at Sector-65, Gurugram, Haryana duly registered with Haryana Real Estate Regulatory Authority ("**HRERA**") vide Registration No. 375 of 2017 dated 28.11.2017.

RESOLVED FURTHER THAT Mr. Varun Gupta and Mr. Ashish Khare, be and are hereby severally authorised to sign and submit paper(s), letter(s), report(s), document(s) before the Haryana Real Estate Regulatory Authority and to do all such lawful acts, deeds and things as may be necessary, expedient or incidental in connection with matter stated above.

RESOLVED FURTHER THAT all acts, deeds and things done and documents executed aforesaid shall be deemed to be valid and enforceable only if the same are consistent with this resolution and that the Board shall not be responsible for any illegal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above signatories and shall not bind the Company against any third party(ies) or before any authority(ies) in any manner whatsoever and that the Board shall not be answerable in that behalf.

RESOLVED FURTHER THAT the aforesaid powers entrusted to the above authorised signatories shall be valid, effective and exercisable by them till they are in association with the Company or till powers entrusted herein in their favour are revoked by the Board, whichever is earlier.

RESOLVED FURTHER THAT in terms of Section 21 of the Companies Act, 2013, any Director of the Company shall sign/authenticate the above resolution."

For Olive Realcon Private Limited


Director



Corporate & Correspondence Address:

6th Floor, 'M3M Tee Point', Sector-65, Gurugram Manesar Urban Complex,
Gurugram (Gurgaon) 122101, Haryana, India