

हरियाणा HARYANA

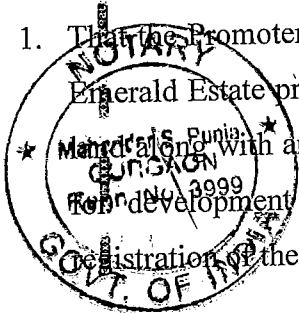
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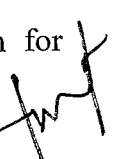
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

Affidavit cum Declaration of Mr. Vipin Kumar Rajput duly authorized by Emaar MGF Land Limited, being the promoter of the project ("Promoter"), vide its board resolution dated 25 May 2017;

I, Vipin Kumar Rajput, am duly authorized by the Promoter do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal and a valid title to the land on which the development of the Emerald Estate project is being carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between the owner(s) and Promoter for development of the real estate project is enclosed along with the application for registration of the project.




EMEAR MGF LAND LTD
NEW DELHI
VIPIN KUMAR RAJPUT

2. That there are no encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land. Non Encumbrance certificate is enclosed along with the application for registration of the project.

3. That the Company has already submitted application for grant of Occupation Certificate for 91734 sq. meters (4 Towers of Emerald Estate and 33 of Emerald Floor Premier plus EWS), herein after referred to as the Completed Project. The Completed Project is shown as blue color in the sanctioned plan at Annexure 9 of the application for registration.

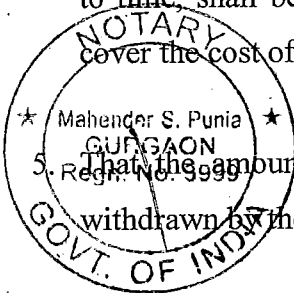
The Applicant Company is carrying out construction for 82768 sq. meters (6 towers of Emerald Estate and 24 towers of Emerald Floors Premier), herein after referred to as "Ongoing Project". The Ongoing Project is shown in orange color in the sanctioned Plan at Annexure 9 of the Application for registration.

It is further submitted that as per sanctioned Building plans, there is yet to be launched and yet to be constructed 3702 sq. meters (One Tower), herein after referred to as Un-launched Project". The Un-launched Project is shown in green color in the Sanctioned Plans at Annexure 9 in the application for registration. The Applicant shall apply for registration of the Un-launched Project as and when the same will be launched.

It is further pertinent to mention that the common areas, facilities and amenities in the Total Project are common for all the allottees in the Project.

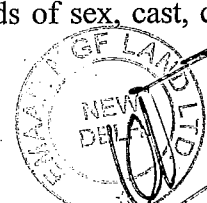
4. That seventy per cent of the amounts realised by the Promoter from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amount 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.



[Handwritten Signature]
VIPIN KUMAR 2
R.D.P.T. 2

6. That the amounts from the separate account shall be withdrawn by 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 Real Estate (Regulation and Development) Act, 2016 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.

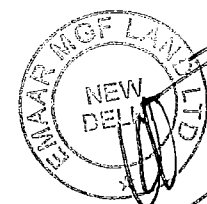

DEPONENT
VIPIN KUMAR RAJPUT

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
VIPIN KUMAR RAJPUT

ATTESTED

RECORDED 2017

MAHENDER S. PUNIA
ADVOCATE & NOTARY
DIST. GURGAON (Haryana) India