



Gentle Realtors  
Pvt. Ltd. Gurugram  
Pr

PARVEEN KUMAR  
Stamp Vendor  
Sr. No. 1144  
Gurugram (HR.)

30-1-2020

## FORM REP-II

[See rule 3(3)]

### Declaration supported by an Affidavit

Affidavit cum Declaration of Mr. Varun Gupta, Authorized Signatory of (1) Luminos Builders Private Limited, (CIN: U45400UP2008PTC062941) having its registered office at D-/196-A, Rampura, Varanasi Uttar Pradesh 221001 and local office at GF-132-C, Sushant Shopping Arcade, Sushant Lok-I, Gurugram - 12002, Haryana, India; (2) Gentle Realtors Private Limited (CIN No.U45201HR2006PTC044855) having its registered office at LGF-C-34, Sushant Shopping Arcade Sushant Lok Phase 1, Gurugram, Haryana, India; duly authorized by the Promoters of the Project vide Board Resolutions dated 14 January, 2020 & 14 January 2020, respectively, certified true copy whereof is enclosed herewith as 'Annexure-1' & 'Annexure-2'

I, Varun Gupta duly authorized by Luminos Builders Private Limited ('Promoter-2') and Gentle Realtors Private Limited ('Promoter-1'), promoters of Commercial Project under the name and style 'M3M International Financial Center' under License No. 165 of 2008 dated 08.09.2008, on land admeasuring 4.843 Acres situated in the revenue estate of Village Badshahpur, Sector 66, Gurugram - Manesar Urban Complex, Gurugram, Haryana, India, India do hereby solemnly declare, undertake and state as under:

1. That Gentle Realtors Private Limited & Ors. have a legal title to the Project Land on which the development of the Project is being carried out.
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 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter (*as per the agreed arrangement amongst them*) in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn by the Promoter (*as per the agreed arrangement amongst them*) after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that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.

**GENTLE REALTORS PVT. LTD.**



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 12<sup>th</sup> day of February 2020 at Gurugram

**GENTLE REALTORS PVT. LTD.**



Deponent

**Auth. Signatory**

# GENTLE REALTORS PRIVATE LIMITED

CIN - U45201HR2006PTC044855

Regd. Office: LGF-C-34, Sushant Shopping Arcade, Sushant Lok Phase-1, Gurugram -122002, Haryana

Email: [gentlerealtors@gmail.com](mailto:gentlerealtors@gmail.com), Website: <http://gentlerealtors.com/>

---

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF GENTLE REALTORS PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT LGF-C-34, SUSHANT SHOPPING ARCADE, SUSHANT LOK PHASE-1, GURUGRAM-122001, HARYANA ON 14<sup>TH</sup> DAY OF JANUARY, 2020**

---

**"RESOLVED THAT** 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 IFC' situated at Sector-66, Gurugram, Haryana duly registered with Haryana Real Estate Regulatory Authority ("HRERA") vide Registration No. 20 of 2018 dated 02.02.2018.

**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 Gentle Realtors Private Limited**

  
Director



# LUMINOS BUILDERS PRIVATE LIMITED

CIN: U45400UP2008PTC062941

---

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF LUMINOS BUILDERS PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT D 44/196-A, RAMAPURA, VARANASI, UTTAR PRADESH 221001 ON 14<sup>TH</sup> 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 28.11.2019, 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 IFC’** situated at Sector-66, Gurugram, Haryana duly registered with Haryana Real Estate Regulatory Authority (**“HRERA”**) vide Registration No. 20 of 2018 dated 02.02.2018.

**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 Luminos Builders Private Limited



Director

---

Regd. Off.: D 44/196-A, Ramapura, Varanasi, Uttar Pradesh 221001  
Correspondence Address:- GF-132-C, Sushant Shopping Arcade, Sushant Lok-1, Gurgaon-122002, HR  
EMAIL ID- luminosbuilders@gmail.com , CONTACT NO- 0542-2400983