



हरियाणा HARYANA

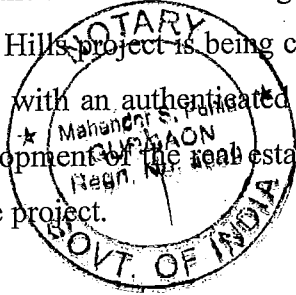
44AA 528682

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

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

I, Sanjay Sharma, am duly authorized by the Promoter do hereby solemnly declare, undertake and state as under:

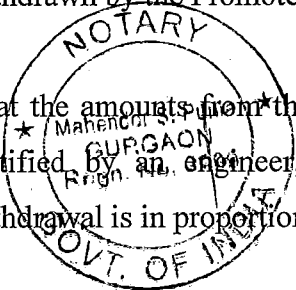
1. That the Promoter has a legal and a valid title to the land on which the development of the Palm Hills project is being carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between the owner(s) and Promoter for development of the real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



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 49 towers plus EWS building, hereinafter referred to as the Completed Project. The Completed Project is shown as blue color in the sanctioned plan at Annexure 9 with the application for registration.
4. The Company is carrying out construction for 16 towers and other facilities; herein after referred to as "Ongoing Project". The Ongoing Project is shown as pink color in the sanctioned Plan at Annexure 9 in the application.

It is further submitted that as per sanctioned Building plans, there are yet to be launched and yet to be constructed 8 Towers , 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. However, the common areas, facilities and amenities are common for the total project.

5. 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.
6. 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.
7. 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.



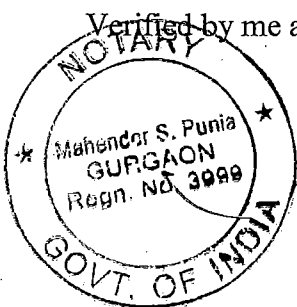
8. That the Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts 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.
9. That the Promoter shall take all the pending approvals on time, from the competent authorities.
10. 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.
11. 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.



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 _____.



ATTESTED

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

12 JUL 2017