



44AA 528689

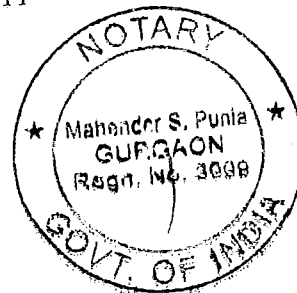
हरियाणा HARYANA

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

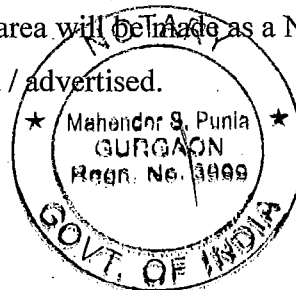
Affidavit cum Declaration of Mr. Arvind Gupta duly authorized by Emaar MGF Land Limited,  
being the promoter of the project ("Promoter"), vide its board resolution dated 25 May 2017;

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

1. That this application relates to registration of a project measuring 55.962 acres (herein after  
defined as **Real Estate Project**) as shown in colors Pink and Green in the Sanctioned Plan  
annexed as Annexure 9 from the Residential Colony **Emerald Hills**. The Promoter has a  
legal and a valid title to the land on which the development of the **Real 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.



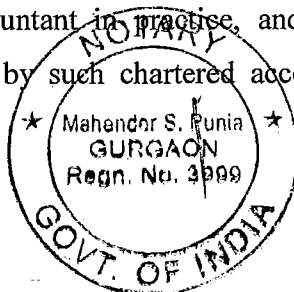
2. Save and other than what has been provided for in the Annexure 6 enclosed along with the application for registration of the project, to the best of the knowledge of the Deponent, there are no encumbrances including details of any rights, title, interest, dues, litigation and name of any party in or over such land,
3. The Company has been granted licence for development of residential colony on 198.033625 acres in sectors 62 & 65, Gurugram, Haryana, namely The Emerald Hills. The Residential Colony Emerald Hills comprises of plotted development, floors, , EWS, Commercial Complex(es), community center / Club(s), School sites, Hospital Site(s), Parks and other amenities etc and can be described in the following manner:
- (i) **Completed Project** - Certificate of Completion of Services has been issued by the Competent Authority for an area of 71.039 acres, herein after referred to as the Completed Project. The **Completed Project** is shown as Grey color in the sanctioned plan at Annexure 9. The **Completed Project** is exempt from Registration in terms of Haryana Real Estate (Regulation and Development) Rules, 2017 ("HRER Rules"). Copy of the Certificate of completion of services is annexed as Annexure 9.
- (ii) **Part C.C Applied Area** - The Applicant Company has applied in the prescribed format to the Competent Authority for Certificate for completion of services for an area measuring 48.142 acres, herein after referred to as Part C.C Applied Area. The **Part C.C. Applied Area** is shown as green color in the sanctioned Plan at Annexure 9. Copy of the application submitted by the Applicant Company is attached in Annexure 9.
- (iii) **Ongoing Project** -The Applicant company is carrying out development in 7.82 acres, hereinafter referred to as **Ongoing Project**. The **Ongoing Project** is shown as pink color in the sanctioned Plan at Annexure 9.
- (iv) **Un-Launched Project** - The Applicant Company has not launched / made allotments / bookings in the area measuring 71.035 acres of the sanctioned Lay out Plan, herein after referred to as the **Un-Launched Project**, the area which is not colored in the Sanctioned Plan at Annexure 9 is the **Un-Launched Project**. The application for Registration for this area will be made as a New Project before the Un-Launched Project is sold / marketed / advertised.



It is stated that as per the definition provided in Rule 2 (1)(o) of the Haryana Real Estate (Regulation and Development) Rules, 2017, the “on going Project” does not include any project for which after completion of development works, an application under Rule 16 of the Haryana Development and Regulation of Urban Areas Rules, 1976 is made to the competent authority on or before publication of HRER Rules, 2017. In view of this definition, the **Part C.C. Applied Area** does not constitute an “Ongoing Project”, hence does not prima facie require registration. However, in view of the fact that the Applicant Company has made allotments of built-up floors etc and is carrying out construction in the Part C.C. Applied Area, it has sought clarification from the Regulator if the same requires registration or not, response of the same is awaited. Prima-facie the Part C.C. Applied Area does not require registration, however, pending the clarification from the Regulator and as an abundant caution, the Applicant Company herein makes an application for registration under section 4 of RERA and Rule 3 of HRER Rules of Part C.C, Applied Area and the Ongoing Project, total measuring 55.962 acres (shown in Pink and Green color and referred to as the **Real Estate Project**). The Applicant Company reserves its right to modify this application and withdraw the Part C.C. Applied Area from registration on receiving any clarification from the Regulator or from any other appropriate forum/authority.

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.

4. 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.
5. 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.
6. 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.

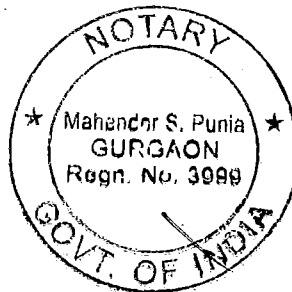
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter has furnished such other documents as have been prescribed by the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder.
9. That the Promoter 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 Gurugram on this 29th day of July, 2017.



ATTESTED

29 JUL 2017

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