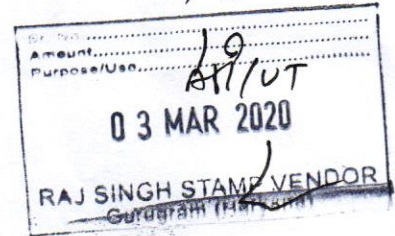


Pyramid Home Developers LLP



Gurugram HR

29376



FORM 'REP-II'

[See rule 3(3)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dinesh Kumar, Designated Partner, duly authorized by the promoter M/s PYRAMID HOME DEVELOPERS LLP of the proposed project, "MIDTOWN", vide authorization letter dated 24.02.2020;

I, DINESH KUMAR, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the GOLDEN VIEW BUILDERS P LTD, BULLS REALTORS P LTD, FIVE RIVERS DEVELOPERS P LTD, FIVE RIVERS TOWNSHIP P LTD. have a legal title to the land on which the development of the proposed project is to be carried out.

and

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

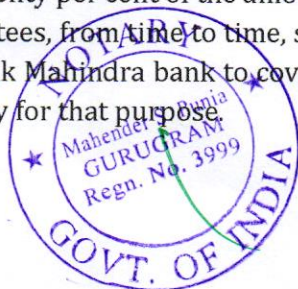
2. That a charge of Rs.36,00,00,000/- (Rupees Thirty Six Crore Only) has been created on the project land in favor of IIFL Home Finance Limited. The said amount is used to pay the consideration of the project land to the land owners against collaboration agreement entered into amongst the land owners and the promoter.

For PYRAMID HOME DEVELOPERS LLP

3. That the time period within which the project shall be completed by promoter is 15.12.2024.

Authorised Signatory

4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a Kotak Mahindra bank to cover the cost of construction and the land cost and shall be used only for that purpose.



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

5. 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.
6. That the amounts from the separate account shall be withdrawn 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 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 PYRAMID HOME DEVELOPERS LLP



Authorised Signatory
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For PYRAMID HOME DEVELOPERS LLP



Authorised Signatory
Deponent

Verified by me at GURUGRAM on this 17th day of MARCH-2020.



ATTESTED TO BE TRUE COPY
MAHENDER S. PUNIA
ADVOCATE & NOTARY
DIST. GURGAON (Haryana) India