

Bond



## Indian-Non Judicial Stamp Haryana Government



Date : 10/03/2017 1

Certificate No. G0J2017C1914

GRN No. 24337996



Stamp Duty Paid : ₹ 10  
(Rs. Ten Only)

Penalty : ₹ 0  
(Rs. Zero Only)

### Deponent

Name: B K Malagi

H.No/Floor : Na

Sector/Ward :

Landmark : Sushantlok1

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 8130453138



Purpose : AFFIDAVIT to be submitted at All places

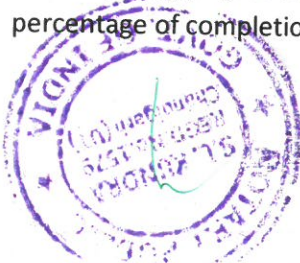
### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. B.K. Malagi duly authorised by the Promoter of the proposed project vide authorisation dated 05-07-2017.

I, B.K. Malagi, duly authorised by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which phase 4 of the project shall be completed by the Promoter is 12 (twelve) months.
4. That seventy percent of the amounts realised by the Promoter for phase-I of 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion.
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 phase/project have been utilised for the phase/project and the withdrawal has been in compliance with the proportion to the percentage of completion.

For Experion Developers Pvt. Ltd



*[Signature]*  
Authorized Signatory

8. That the Promoter shall take all pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment on any grounds.

For Experion Devel...

Authorized Signatory

Deponent

**Verification**

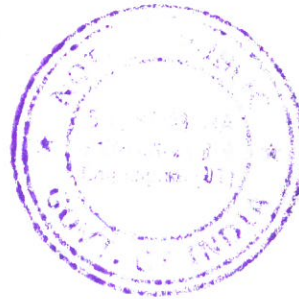
The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurgaon on this 10<sup>th</sup> day of July, 2017.

For Experion Devel...

Authorized Signatory

Deponent



Attested as Identified

NOTARY, Chandigarh

20 JUL 2017



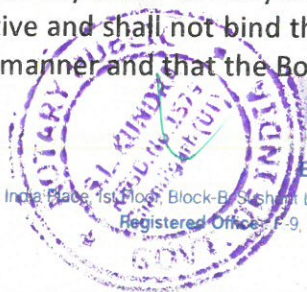
**CERTIFIED TRUE COPY OF THE EXTRACTS OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S EXPERION DEVELOPERS PRIVATE LIMITED IN THE MEETING HELD ON 5<sup>th</sup> JULY, 2017 AT THE FIRST INDIA PLACE, 1st FLOOR, BLOCK-B, SUSHANT LOK-1, MG ROAD, GURGAON-122001**

**RESOLVED FURTHER THAT** Mr. B. K. Malagi, Whole Time Director of the Company, Mr. Amit Baranwal, Mr Vaibhav Kumar Shivhare and Mr Suneet Puri, Authorised Signatories of the Company be and are hereby severally authorized, on behalf of the Company to sign, execute and submit/present, various application(s), agreement(s), MOU's, affidavit(s), drawings, building plans, document(s), writing(s), letter(s), undertaking(s), declaration(s), certificate(s), deed(s) (including making and accepting any amendment / modification thereto) for all the existing projects of the Company i.e "The Heartsong", "Windchants", "The Westerlies" and "Milestone Experion Centre" for registration of each of the project with Real Estate Regulation Authority as required under the Real Estate (Regulation & Development) Act, 2016 and also with various Haryana State Government Authorities such as Director General, Town & Country Planning (Haryana), Haryana Urban Development Authority, Director Urban Estates, Dy. Commissioner office, Haryana State Pollution Control Board, Haryana Forest Department, Haryana Fire Department, Haryana State Electricity Board, State PWD, Airports Authority of India, Ministry of Environment & Forests, Gol, National Highways Authority of India, Gol, Telecommunication Department and all other Government Authorities and to provide, submit, information, documents, reports and to represent the Company to obtain NOC(s), clearance(s), clarification(s), sanction(s), approval(s), permission(s) from the concerned authority(ies) in connection with the development of Company's Projects (present or future) in the state of Haryana. The Common Seal of the Company may be affixed, if required, on any of such documents as per the provisions contained in the Articles of Association of the Company.

**RESOLVED FURTHER THAT** Mr. B. K. Malagi be and is hereby individually authorized to delegate/withdraw, in writing, the powers vested in him above, as he deem fit and proper and Mr. B. K. Malagi, shall be responsible for ensuring necessary compliances/obtaining approvals, as per Company's policies and applicable laws and shall be liable for the acts done by any officer(s)/person(s) pursuant to the power delegated to them as above.

**RESOLVED FURTHER THAT** the aforesaid powers entrusted to the above executive(s) of the Company, shall be valid, effective and exercisable by them, so long as they are in the employment or in association of the Company/subsidiary/associate Companies unless revoked earlier by the Board.

**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 in 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 executive and shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf.



For Experion Developers Pvt. Ltd

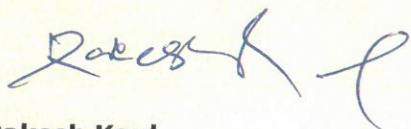
Authorized Signatory

**EXPERION DEVELOPERS PRIVATE LIMITED**



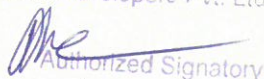
**RESOLVED FURTHER THAT** a certified copy of this resolution be furnished to anyone concerned or interested in the matter under the signatures of any Director."

**//CERTIFIED TRUE COPY//**  
**For Experion Developers Private Limited**



**Rakesh Kaul**  
**Managing Director**  
**DIN: 00023017**

For Experion Developers Pvt. Ltd

  
Authorized Signatory



Attested as Identified

NOTARY, Chandigarh

20 JUL 2017