



हरियाणा HARYANA

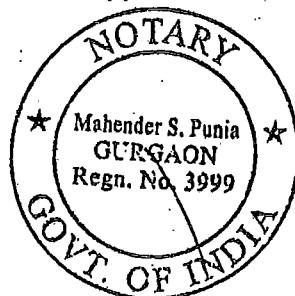
44AA 832935

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

Affidavit cum Declaration of Mr. Rajnish Bhardwaj duly authorized by Emaar MGF Land Limited, being the promoter of the project ("Applicant Company"), vide its board resolution dated 25 May 2017

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

1. That the Applicant Company has a legal and a valid title to the land on which the development of the Group Housing Complex admeasuring 45.476 acres 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 Applicant Company for development of the real estate project is enclosed along with the application for registration of the project.



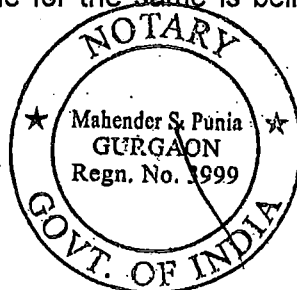
3. That the Applicant Company has already been granted occupation certificates for the Completed Project. The Applicant Company has submitted application for grant of Occupation Certificate for the OC Applied Area. The Completed Project is shown as green color in the sanctioned plan and OC Applied Area is shown as red color in the Annexure 9 attached with the Application.

The Applicant Company had applied for issuance of occupation certificate for the Ongoing Project comprising of 6 Towers Nos. PTS 7, PTS8, PTS 9, PTS 10, PTS 11, PTS 12, which has been rejected by the competent authority by way of its memo dated 25.09.2017 received by the Applicant Company on 28.09.2017, due to non-submission of certain documents. Since the grant of Occupation Certificate of these towers has been rejected, the Applicant Company is applying for the registration of the **Ongoing Project** shown in blue color in the sanctioned Plan at Annexure 9.

The Company has applied for grant of occupation certificate vide two separate applications dated 30.06.2017 and 25.07.2017, for OC applied Area and Ongoing project respectively in the Group Housing Colony, however, there is no reference of the application date in the said memo dated 25.09.2017 rejecting grant of Occupation Certificate. The Applicant Company has sought clarification from the competent authority on the same, response of the same is awaited.

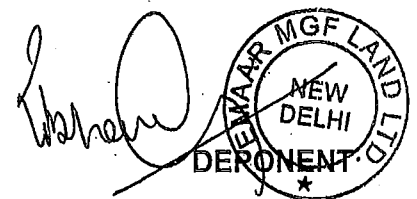
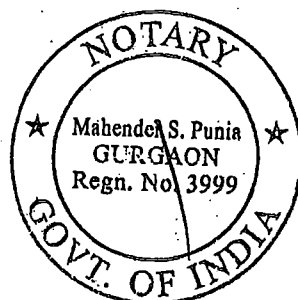
Pending the clarification from the competent authority, as an abundant caution, the Applicant Company in the bonafide belief that the rejection memo is for the Ongoing Project, is hereby making an application for registration under section 4 of RERA and Rule 3 of HRERA Rules of the Ongoing Project shown in Blue color (Real Estate Project). The Applicant Company reserves its right to modify this application on receiving clarification from the competent authority.

It is pertinent to mention that the common areas, facilities and amenities are common for all the allottees (past, present and future) for the entire Group Housing Complex as described in detail in the Deed of Declaration filed for the Group Housing Complex. The Ongoing Project is complete as the Company had already applied for grant of occupation certificate, however, completion schedule for the same is being taken as 30th April, 2018, by way of abundant caution.



A handwritten signature in black ink, appearing to read "Mahender S. Punia", written over the notary seal.


4. 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. It is, however, pertinent to mention that the development works in the Ongoing Project are complete.
5. That the amounts from the separate account, to cover the cost of the Ongoing 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 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.
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 utilised 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 Real Estate (Regulation and Development) Act, 2016 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.

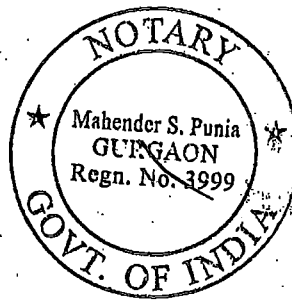


VERIFICATION:

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 Gurgaon ~~26th~~ on this 26th day of October 2017


DEPONENT



ATTESTED

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

27 OCT 2017