



हरियाणा HARYANA

51AA 520227

FORM REP-II
[See rule 3(3)]

Declaration Supported by an Affidavit

Affidavit cum Declaration of Ms. Divya Singla, Authorized Signatory of Gentle Realtors Private Limited (GRPL) (CIN# U45201HR2006PTC044855) having its registered/local office at LGF-C-34, Sushant Shopping Arcade, Sushant Lok, Phase-1, Gurugram -122002, Haryana; (duly authorized by the Promoter of the "M3M International Financial Center Part -II" an integral Part / block/ constituent/ segment of the Commercial Colony "M3M International Financial Center" situated in Sector 66, Gurugram, Haryana, India vide Board Resolution dated 4.08.2020 respectively, certified true copy whereof is enclosed herewith as 'Annexure-1'

I, Divya Singla duly authorized by Gentle Realtors Private Limited, Promoter of "M3M International Financial Center Part -II" ("Project") an integral part/block/constituent/segment of the Commercial Colony "M3M International Financial Center" to be developed on land admeasuring 4.843 Acres (1.96 hectares approx.) ("Project Land") under Licence No. 165 of 2008 dated 08.09.2008, situated in the Revenue Estate of Village Badshahpur, Sector-66, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India, do hereby solemnly declare, undertake and state as under:



RAM
NOTARY, GGM

Gentle Realtors Pvt 17D

R/o GCN

96873

Sr. No.....	
Amount.....	10 Rs
Purpose/Use.....	
20 MAR 2021	
RAJ SINGH STAMP VENDOR Gurugram (Haryana)	

1. That we, GRPL have a legal title to the Project Land on which the development of the Project is being carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the Project shall be completed by the Promoter is 31.12.2024.
4. That seventy per cent of the amounts realized by Promoters for 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn by the Prom after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of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 Promoters 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 Promoters shall take all the pending approvals on time, from the Competent Authorities.
9. That the Promoters has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the Promoters 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.



Gentle Realtors Private Limited


Deponent **Authorized Signatory**

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 on this 20th day of March 2021, at Gurugram.

Gentle Realtors Private Limited
Deponent
Authorized Signatory



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA