



हरियाणा HARYANA

FORM REP-II

[See rule 3(3)]

Declaration supported by an Affidavit



Affidavit cum Declaration of Ms. Divya Singla., Authorized Signatory of M3M India Private Limited (CIN# U80903HR2007PTC044491) having its registered office at Unit No. SB/C/5L/Office/008, M3M Urbana, Sector-67, Gurugram Manesar Urban Complex Gurugram Gurgaon HR 122102 IN (duly authorized by the Promoter of the "M3M Escala" an integral phase / block/ constituent/ segment of the Group Housing "M3M Escala" situated in Sector 70 A, Gurugram, Haryana, India vide Board Resolution dated 24.05.2021, certified true copy whereof is enclosed herewith as 'Annexure-1'

I, Divya Singla duly authorized by M3M India Private Limited, Promoter of "M3M Escala" ("Project") an integral phase/ block/ constituent/ segment of the Group Housing "M3M Escala" to be developed on land admeasuring 3.26706 .Acres Acres (1.322 hectares approx.) ("Project Land") under Licence No. 16 of 2009 dated 29.05.2009, situated in the Revenue Estate of Village Palra, Sector-70 A, Gurugram-Manesar Urban Complex, Gurugram (Gurgaon), Haryana, India do hereby solemnly declare, undertake and state as under:



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PRADIP KATHUNA  
STAMP VOUCHER  
Guntur

13 AUG 2021

Sr. No. 9528

Purpose

Signature



1. That we, M3M India Private Limited have development rights to develop the project through its group company.
2. That the said land is free from all encumbrances
3. That all the internal and external development works in the project have been completed and Director, Town and Country Planning Haryana has granted Occupation Permission vide memo no. ZP-545/SD (BS)/2018/23018 dated 02.08.2018.
4. That seventy per cent of the amounts realized 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. –N.A. as OC granted dated 02.08.2018
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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.- N.A.
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 That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the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. – N.A.
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.
11. That the Company will integrate the Bank Account in which 70% receipt from the allottees are credited under Section 4(2) (1) (d) of HRERA Act, 2016, with the online payment gateway of the department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State Treasury. The Company will ensure that such auto 10% transfer / credit mechanism is continued till the entire EDC dues pertaining the project are paid to the Government. The Company will bridge the gap, if any, in the EDC due installment amount and the 10% amount from its own sources and funds. -N.A.

M3M India Private Limited

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Authorized Signatory

Deponent

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 14<sup>th</sup> day of August 2021 at Gurugram.

M3M India Private Limited

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Authorized Signatory

Deponent



ATTESTED

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

104 AUG 2021