

FORM 'REP-II'

[See rule 3(3)]

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

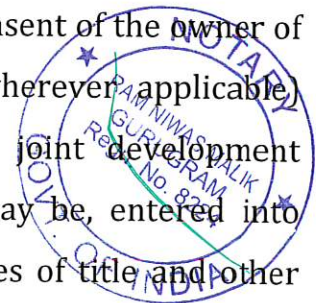
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Manik Sharma on behalf of M/s Gentle Realtors Private Limited (CIN# U45201HR2006PTC044855) having its registered office at LGF-C-34, Sushant Shopping Arcade, Sushant Lok, Phase-1, Gurugram -122002, Haryana, promoter of the "**M3M International Financial Center** (Including Phase I & II)" Commercial Colony Licence No. 165 of 2008 dated 08.09.2008, Sector-66, Gurugram duly authorized by the promoter of the proposed project, vide its authorization dated 24.03.2022;

I, Mr. Manik Sharma duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter have the legal title to the land on which the development of the proposed project is to be carried out.

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 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(s) 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 the said land is encumbrance free.
3. That the time period within which the project shall be completed by promoter is 31.12.2024.
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 (Account No. 039905005759) in ICICI Bank Ltd, Shop No. 19, 20, Vipul Plaza, Suncity, Sector-54 , Gurugram 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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.

Gentle Realtors Private Limited


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 at Gurugram on 10th day of May 2022.

Gentle Realtors Private Limited


Authorized Signatory

Deponent



ATTESTED


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

11 MAY 2022