



FORM 'REP-II'

[See rule 3(3)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr Ashish Ticku S/o Mr Hira Lal Ticku R/o H. No. 112A, H.B. Colony, Sector 21C, Faridabad, Haryana-121001, duly authorized by the promoter (Mahindra Homes Private Limited- Registered office in 5th Floor Mahindra Towers, Worli, Mumbai – 400018) of the proposed project **Luminare Phase 3 (Tower B) situated**, Sector 59, Village Berhampur, Wazirabad St. Gurugram, Haryana, Area Admeasuring 1.415 Acres vide his authorization dated 18th January, 2021:

I, Mr Ashish Ticku duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That Base Exports Private Limited, BTVS Build well Pvt. Ltd., Adson Software Pvt. Ltd, Ornamental Realtors Pvt. Ltd & Aspirant Builders Pvt. Ltd, have a legal title to the land on which the development of the project is to be carried out

And

A legally valid authentication of title of such land along with an authenticated copy of Collaboration agreements (1st Collaboration Agreement Dated 6/5/2013 for area measuring 5.794 Acres Register with the sub-registrar Sohna bearing Documents no. 551 dated 7/5/2013, 2nd Collaboration Agreement dated 12/2/2014 for & area measuring 1 Acre Register with the sub-registrar Sohna bearing document no 5672 dated 12/2/2014 & 3rd Collaboration Agreement dated 3/9/2019 for Green FSI and additional 1Acre with the sub-registrar Wazirabad bearing document no 9348 dated 4/9/2019.) between Ireo Pvt Ltd and Promoter for the proposed Project, After Collaboration Agreement of proposed project. Promoter received the title deed and Marketing Rights with Ireo Pvt Ltd. - Memo, No.LC-1042-II-JE/VA/2019/15540. Dated



01.07.2019 for 6.79 Acre out of that mentioned phase situated in 1.415 Acres) for the license land (Licenses no.16 of 2008) from the land owner - Base Exports Private Limited, BTVS Build well Pvt. Ltd. , Adson Software Pvt. Ltd , Ornamental Realtors Pvt. Ltd & Aspirant Builders Pvt. Ltd.

The copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed are enclosed herewith.

2. That the said Lands of complex have been mortgaged in favour of Axis Trustee Services Limited ("Mortgagee") for loan facilities availed by the Promoters. The mortgage in favour of the Mortgagee has been registered with the Registrar of Companies. In terms of the security / loan documents, the Mortgagee has agreed that the Promoters in their normal course of business can sell the apartments and upon intimation of such sale to the Mortgagee, the Mortgagee shall release its charge on the apartments sold by the Promoters. The Promoters shall ensure that prior to the conveyance of the Complex Lands to the Association of the Allottees, which conveyance shall be in conformity with the provisions of Apartment Act, the said facilities shall be fully repaid and satisfied by the Promoters.
3. That the time period within which the project shall be completed by M/s Mahindra Homes Pvt. Ltd. is 23/8/2026.
4. That seventy per cent of the amounts realized by [me/promoter] for the real estate project from the Allottees, from time to time, shall be deposited in a separate account (5750000088084) to be maintained in a scheduled bank (HDFC Bank Ltd) 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 promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 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.



A handwritten signature in blue ink, appearing to be "A" with a flourish, written over the notary seal.

8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That 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.


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 this 19th day of January, 2022


Deponent



APPROVED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

17 MAR 2022